City Council
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Planning Director
Kari Svanstrom
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol
Design Review Board Staff Report

Meeting Date:	June 5, 2019
Agenda Item:	8A
To:	Design Review Board
From:	Dana Morrison, Assistant Planner
Subject:	Design Review Amendment- Minor landscaping, lighting, and building design changes
Recommendation:	Approval with Conditions
Applicant/Owner:	Piazza Hospitality Group / Bella Commercial Management, LLC/Marigold LLC
Address:	6828/6826/6824 Depot Street and 215/225 Brown Street
CEQA Status:	Mitigated Negative Declaration
General Plan:	Central Core
Zoning:	CD: Downtown Core

Introduction:
On December 7, 2016, the Design Review Board approved the overall design of the proposed Hotel Sebastopol, with lighting and mechanical equipment slated to return at a future meeting for review. Additionally, the applicant returned for DRB review and approval of a rooftop design to include a new trellis feature as well as solar/carport structures proposed for the adjacent parking lot. The applicant has since submitted plan to the Building Department, during the Planning Department review of the plans staff determined that some of the design changes required DRB approval.

Project Description:
The project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation. The hotel will contain the following amenities and mix of uses: a lobby and reception area, hostel rooms, retail space, artist-maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop deck, meeting rooms, and various other hotel amenities.

Changes to be reviewed at this meeting:

1. Gravel surfaced retail space at the SW corner
2. Outdoor/courtyard element changes or additions
    i. New water feature at northwest courtyard entry
    ii. Different bench at courtyard entry

iii. Unidentified element (between entry courtyard bench and water feature)

3. NE quadrant of the building has been lengthened by 8' (originally 86', now 94') and the open space gap was reduced from 30' to 23'. This functionally means several Jr. Suites become full Suites
4. New balconies on hostel rooms
5. Various lighting fixture additions: F36, F13, D7, F42, F43, F48
6. There are now 4 artists spaces instead of 3

The applicant has provided responses to the inquiry from staff regarding these changes and provided details as to why they were made, this is in the included Attachments. Also included are cut sheet details for the new landscape features and lighting, as well as the originally approved plan sheets and revised sheets which call out and show the proposed changes. Applicant responses are summarized below.

1. *Gravel:* The retail corner at the southwest corner has a special paving surface at the outdoor area, to denote prominence. This paving surface is concrete pavers, not gravel, and is shown this way on the entitlement set (no change). The interior of the retail space is being left as gravel (essentially this is like a shell building) and then the tenant would complete the flooring per it's needs. The interior surface of the retail space in the entitlement set was not listed, so there's no change there, just development. The gravel interior is meant to provide flexibility to future retailers so they can locate a back-of house or café kitchen plumbing/electrical wherever they see fit for their needs. See A110B.
2. *Courtyard changes*
   i. *New water feature:* The entitlement set showed an "outdoor fire table". Plans now show a custom water feature that is built out of a local, hollowed-out boulder. According to the applicant, given that there is already a fire-feature in the courtyard, they felt that a water feature at the courtyard entry would be more appropriate. See L1.01 and 1, 2/L6.05.
   ii. *Different bench:* According to the applicant, the "outdoor bar/perch" shown on the entitlement set blocked views from the open restaurant to the courtyard, so it was deleted. The applicant added a concrete bench wall at the courtyard entry to serve as a retaining wall to solve grade elevation issues that were found during design development. See L1.01 and 9/L6.04.
   iii. *Unidentified element:* This item is a boulder.
3. *Lengthening of NE section of building:* According to the applicant, this was done at the request of the owner based on market research for guest room mix. This change allowed for two stacks of Junior Suites to become Suites. See A120A
4. *Balconies:* According to the applicant, balconies were added to the hostel rooms to equalize amenities for all room types. The proposed design matches the existing balconies approved and located throughout the rest of the complex. See A120B and 1/A200
5. *Lighting:*
   i. *F 36:* These fixtures are identical to the L1 fixtures that the DRB has already reviewed. They are a cylinder fixture, pointed downward to light the sidewalk, but are mounted to the building rather than a tree for the L1. See LP2.0A and the F36 cutsheets.

ii. *F13:* These fixtures are downward facing, sign lights to light the entry doors to the restaurant and artist/maker spaces. See LP2.0A, LP2.0B, and F13 cutsheets.

iii. *D-7:* These fixtures are exterior, decorative fixtures that wash the structural steel columns both upward and downward. All light will land on the building face. See LP2.0A and D7 cutsheets.

iv. *F-42:* These fixtures are wall-recessed step lights for accessible ramps. See LP2.0A and F42 cutsheets.

v. *F43:* These fixtures are soffit-recessed downlights for retail storefronts. See LP2.0B and F43 cutsheets.

vi. *F38*: These fixtures are LED tapelights in the level 2 guardrail, facing downward to light the decking surface and wash the guardrails. See LP3.0A and F38 cutsheets.

6. *Artist spaces:* After some market research on the ideal square footage for an artist-maker space, the applicant decided to split the largest space at the corner of Depot and Brown into two, this was done to create 4 more-equal spaces. According to the applicant, this adds more activation to the streetscape and provides an additional space for local artists and makers to occupy and stay in the downtown to maintain the Sebastopol artist culture. See A110B.

General Plan Consistency:

The General Plan Land Use designation for the site is CC: Central Core. The project does not have any land use implications because it only involves façade, landscape and lighting changes for an approved mixed-use building. The project is subject to the following provisions of the General Plan:

Policy COS 11-7: Restrict outdoor light and glare from development projects to retain the quality of night skies by minimizing light pollution.

Policy COS 11-8: All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties and to reduce illumination of the night sky. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site.

According to the applicant, all the proposed lighting additions are downlit, downward facing, wall-recessed step lighting, or in the case of D7 (where the light is casted both upward and downward) the light will only land the building face. As with the original lighting plan staff is recommending a condition of approval that all adjustable light fixtures be orientated in such a way as to ensure the lights are down cast and reduce light pollution.

Zoning Ordinance Consistency:

The site is in the CD: Downtown Core District. The use is consistent with the CD District in that it involves Design Review amendments to the interior courtyard landscape features, the building mass along the east side of the development, the addition of balconies and another door along the southern side of development, and additional lighting fixtures.

A number of the proposed light fixtures are adjustable and, if angled incorrectly, could cause light pollution. This issue will be addressed by the recommended conditions. Overall, the

proposed additions to the Lighting Plan appear appropriate and consistent with the Zoning Ordinance and General Plan and existing Lighting Plan, as it utilizes predominantly downcast lights which reduce light pollution and has a unified theme.

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
c) It would not impair the desirability of investment or occupation in the neighborhood.
d) The design is internally consistent and harmonious.
e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

City Staff confirmed with the Building Department that the gravel floor in the retail space (is an internal design and considered a shell) therefore is not subject to design review.

The changes to the courtyard features by removing a bench and adding a water feature/bench, as well an additional landscape boulder, appears appropriate as the proposed change does not significantly alter the landscape design plans. Furthermore, the proposed change adds a water feature to courtyard which originally had two fire features, and with the proposed change there is a balance of water and fire features.

The proposed building design changes of lengthening the north-eastern frontage massing and adding balconies along the southern frontage, appear to be internally compatible and harmonious with the originally approved plans as the proposed changes utilize the same building materials that are found throughout the project and were originally approved. The 8' change in massing along Brown Street alters the visual appearance of the building slightly and allows for the conversion of Junior Suites to Suites, which according to the applicant creates a more appropriate guest room mix. The design review change of adding balconies to the Depot Street building mass ensures that even the hostel patrons have access to the same amenities as the hotel guests and this change appears appropriate.

The proposed lighting additions appear consist with the dark sky policies of the General Plan and with the added recommended Conditions (COA 1: a, b) will ensure that any light pollution is reduced. The proposed lighting fixture additions appear to be aimed appropriately and are consistent, compatible and harmonious with the original approved lighting fixtures. The additional lighting will help add to the unified lighting theme found throughout the property.

The creation of an additional artist/maker's space does not require any additional square footage, this change only results in the addition of another door and the movement of some of

the existing proposed windows along the Deport Street frontage. The design of this additional space is in keeping with the original design, and the 4th maker's space will consist of the same building materials that are found in the other 3 maker's spaces.

The majority of the Design Review for the building was approved in 2016 and in 2018; this application addresses minor amendment to the design details. Overall, this project will substantially contribute to the downtown, by virtue of its design, mix of uses, and public improvements. Overall, the requested amendments appear appropriate; the project is also subject to an extensive number of conditions to ensure its appropriate development. Finally, the project promotes the community desire for Sebastopol to remain a small town in that it increases the amount of commercial, hospitality and public space in the community through urban infill development on a commercial corridor, renewing a site which has been underutilized in the past decade.

Recommendation:

Staff recommends that the Board receive a presentation from the applicant, conduct a review, deliberate, and approve the proposed building, landscape and lighting plan changes based on the facts, findings, and analysis set forth and subject to the recommended conditions of approval contained in this staff report.

The Board may find that additional information or revisions are necessary and a continuance is appropriate. If the Board is not prepared to act on the Design Review approval, staff recommends that the Board provide specific direction for any informational requests or redesign to the applicant in the event of a continuance, or provide a rationale in the event the Board determines denial is appropriate.

Attachments:

- Plan Check Response Letter from applicant
- Original, relevant, entitlement plan sheets
- Lighting Fixture and Courtyard element cutsheets
- Revised plan sheets

DESIGN REVIEW AMENDMENT:
Minor changes to: eastern (massing) and southern (balconies + additional maker's space) building design, courtyard landscape features, and lighting plan
File: 2016-57 and 2018-86
6828, 6236, 6824 Depot Street
Hotel Sebastopol- Mixed Use

Recommended Findings for Approval:

1. The project was the subject of an Initial Study and Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act, which was certified by the Planning Commission on September 27, 2016; the MND did not identify any significant environmental issues or impacts in terms of the hotel operation and the IS found the project will have a less-than-significant impact as it relates to community risk cause by construction activities, after mitigation measure are implemented.

2. That the project is consistent with the General Plan in that it involves minor design changes to an already approved hotel project, which is an infill development, and is harmonious with the existing downtown area, which are reflected in goals and policies of the Land Use Element and Community Design Element, as evaluated in the MND, and the Design Review Board and Planning Commission staff reports from 2016 and 2018.

3. That the project is consistent with the Zoning Ordinance in that it involves minor design changes to an already approved development of a hotel, restaurant, and retail mixed-use project, which is classified as a conditionally permitted use in the Central Core District, and which has received a Use Permit from the Planning Commission, and which is consistent with the applicable development standards as conditioned.

4. That overall this project will substantially contribute to the downtown, by virtue of its design, mix of uses, and public improvements. Overall, the requested amendments are appropriate.

5. That the project, and the subsequent amendments, are beneficial to the neighborhood and greater Sebastopol in that it revitalizes and beautifies a highly visible site that has sat vacant for a number of years and was identified by the City as a key site for redevelopment more than 25 years ago.

6. That the design change of the eastern building massing on Brown Street, the addition of balconies to the hostel rooms along the southern building massing on Depot Street, and the internal conversion from 3 artist/maker's spaces to 4 (resulting in an additional door and reorganization of windows) appear appropriate, as well as, compatible and harmonious with the originally approved plans as they utilize the same materials as originally approved and the visual impact of the changes are significantly similar to what was originally proposed.

7. That the changes to the Lighting Plan, as conditioned, will be consistent, compatible and harmonious with the originally approved lighting plan. The additional lighting fixtures carry on the unified lighting theme which is carried throughout the property and are placed appropriately, with consideration given to the placement of (non-sidewalk) lighting fixtures to reflect the light away from public streets. That the proposed light fixtures are generally

directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site.

8. That the proposed courtyard feature changes, with the removal of a bench and the addition of a water feature boulder (bench), as well as an additional boulder, appear appropriate.

9. That overall the proposed changes to the building design along the eastern and southern frontages, the changes to the courtyard landscape features and additional lighting fixtures for the Hotel Sebastopol project are appropriate.

RECOMMENDED CONDITIONS OF APPROVAL

1. The plans and project materials stamped received on May 16, 2019 prepared by David Baker Associates and on file at the City of Sebastopol Planning Department are approved with the following modifications:
    a. All adjustable light fixtures shall be orientated in such a way as to ensure the lights are down cast and reduce light pollution.
    b. For the D7 lighting fixture all light shall land on the building face.

2. All conditions of approval for Use Permit and Design Review approval for application 2016-57 and 2018-86 shall remain applicable.

3. All construction shall conform to the approved plans, unless the design is modified by the Design Review approval. The applicant shall obtain a Building Permit prior to the commencement of construction activities.

4. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

5. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

6. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.

David Baker Architects
dbarchitect.com

461 Second Street Loft c127
San Francisco, CA 94107

Plan Check Response Letter – DRB Items

May 16, 2019

Dana Morrison, Assistant Planner
City of Sebastopol
7120 Bodega Avenue
Sebastopol, California 95472
(707) 823-6167

Dana,

The following are item-by-item responses to the DRB section of your emailed plan check comments from your May 13th email. The sections of the items correspond to the sections listed under that email.

Planning Department DRB Comments

1. Changes to SE quad bldgs.: Sheet A110B shows TR Suite – what is this?
   "TR Suite" stands for Treatment Room Suite. This room is similar to the other wellness center treatment rooms located in Building C (walk-up building), but is larger to accommodate multiple people (couples massages, private yoga/meditation sessions, etc). In the entitlement drawings, this area was designated as "Kitchen" which was found to not be needed during design development. See A110B.

2. There are now 4 artist spaces instead of 3; stairs relocated
   Yes, after some market research on the ideal square footage for a artist-maker space, We split the largest space at the corner of Depot and Brown into two to create 4 more-equal spaces. This adds more activation to the streetscape and provides an additional space for local artists and makers to occupy and stay in the downtown to maintain the Sebastopol artist culture. See A110B.

3. Gravel surfaced outdoor retail space at SW corner?
   The retail corner at the southwest corner has a special paving surface at the outdoor to denote prominence. This paving surface is concrete pavers, not gravel, and is shown this way on the entitlement set (no change). The interior of the retail space is gravel. The interior surface of the retail space in the entitlement set was not listed, so there's no change there, just development. The gravel interior is meant to provide flexibility to future retailers so they can locate a back-of-house or café kitchen plumbing/electrical wherever they see fit for their needs. See A110B.

4. A number of outdoor/courtyard elements have been revised, including:
   a. New water feature at northwest courtyard entry,
      The entitlement set showed an "outdoor fire table". We are now showing a custom water feature that is built out of a local, hollowed-out boulder. Given that we already have a fire-feature in the courtyard, we felt that a water feature at the courtyard entry would be more appropriate. See L1.01 and 1, 2/L6.05.

b. Different bench at courtyard entry
The "outdoor bar/perch" shown on the entitlement set blocked views from the open restaurant to the courtyard, so it was deleted. We added a concrete bench wall at the courtyard entry to serve as a retaining wall to solve grade elevation issues that we found during design development. See L1.01 and 9/L6.04.

c. Unidentified element (between Entry courtyard bench and water feature (boulder?)
Yes, that item is another boulder.

5. NE quadrant of building has been lengthened by 8' (86' to 94' and open space gap reduced from 30' to 23'…Functionally, this means several Jr Suites became full suites.
Yes, that is correct. This was done on request of the owner based on market research for guest room mix. Two stacks of Junior Suites became Suites. See A120A.

6. New balconies on hostel rooms sw corner of bldg. (Depot St façade)
Yes, balconies were added to the hostel rooms to equalize amenities for all room types. See A120B and 1/A200.

7. F 36 lighting is shown on exterior of restaurant. Are these wall washes?
No, the F36 fixtures are identical to the L1 fixtures that the DRB has already reviewed. They are a cylinder fixture, pointed downward to light the sidewalk, but are mounted to the building rather than a tree for the L1. See LP2.0A and the F36 cutsheets.

8. F13 lighting surface mounted flood lights at the restaurant, Depot street frontage. Are these wall washes?
F13 fixtures are downward facing, sign lights to light the entry doors to the restaurant and artist/maker spaces. See LP2.0A, LP2.0B, and F13 cutsheets.

9. D7 lighting fixture, inside or outside at the restaurant?
The D7 fixtures are exterior, decorative fixtures that wash the structural steel columns both upward and downward. All light will land on the building face. See LP2.0A and D7 cutsheets.

10. F42 lighting fixture Brown Street northeast.
F42 fixtures are wall-recessed step lights for accessible ramps. See LP2.0A and F42 cutsheets.

11. F43 lighting fixture, along Petaluma Ave.
F43 fixtures are soffit-recessed downlights for retail storefronts. See LP2.0B and F43 cutsheets.

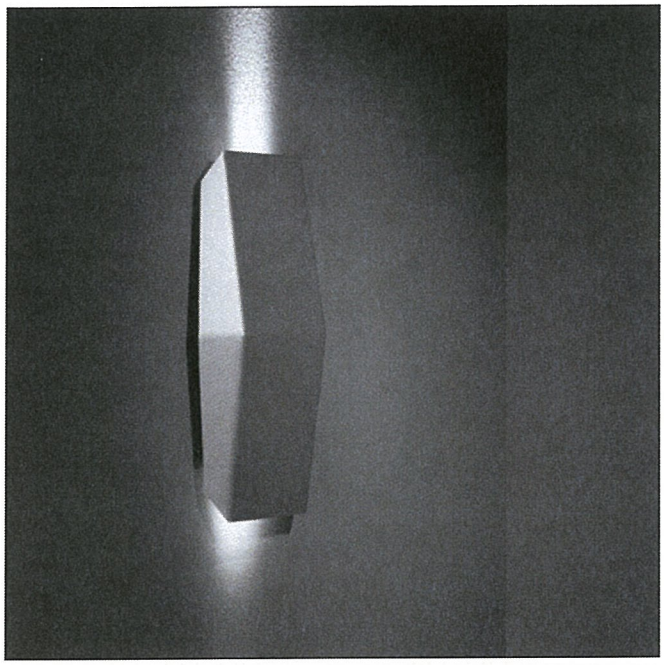
12. F38 lighting fixture, Suite 24 deck, Brown Street.
F38 fixtures are LED tapelights in the level 2 guardrail, facing downward to light the decking surface and wash the guardrails. See LP3.0A and F38 cutsheets.

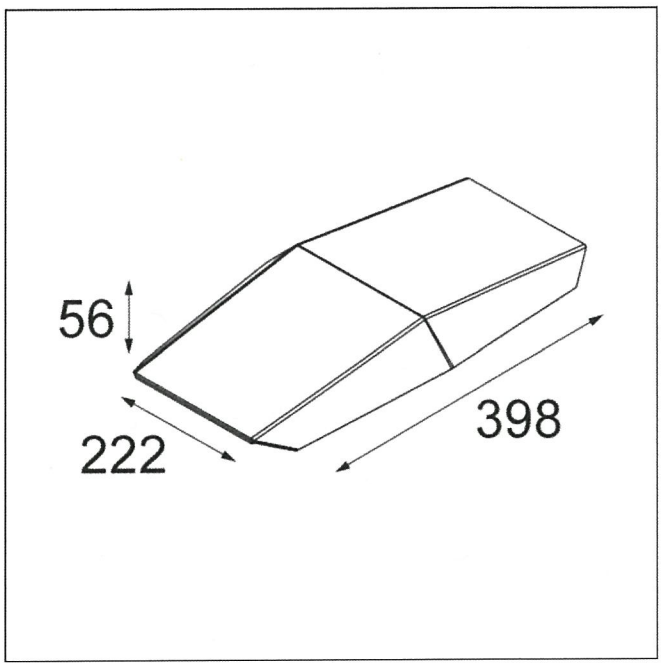
Sincerely,

Brett Randall Jones, AIA, LEED AP
Associate
brettjones@dbarchitect.com
415.799.4581

A(R)MOR

MODULAR LIGHTING — INSTRUMENTS





A(R)MOR DOUBLE IP67 LED GI

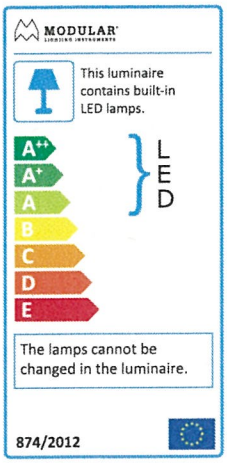
Among other things, stealth bombers use a special geometrical design to remain invisible on the radar. This served as inspiration for A(r)mor's sleek design. The low-level garden fixture seemingly lightens your (garden) path, terrace or facade with its wide LED beam. Available in a single version (uplighter or downlighter) or as A(r)mor double (uplighter and downlighter). Designed by Rotorgroup. Awarded a Henry van de Velde Label in 2007.

	WARM WHITE 3000K / CRI 90+
black struc	11170932
khaki	11170922

Art. Nr.11170932

SPECIFICATIONS

Lamp	6x high power LED 1W
Gear / Transfo	
Weight	3.3kg
Min. distance	0.1 m
Power supply	230V
IP	IP67
Glow wire test	960°
CRI	90
Lumen	164 Lm
Efficacy	18 Lm/W
Adjustability	Not Applicable



Available label
http://supermodular.com/assets/TYPE2.pdf

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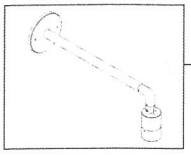
Restaurant Entry Exterior

D7



SIGN STAR™ STYLE L

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	SN		L	LED							
Example:	SN -	24 -	L -	LED -	e64 -	NSP -	A9 -	WHW -	12 -	11 -	A

Series
- **SN** - Sign Star™

Stem Length
- 18", 24", 30", 36", 42", or 48" (Specify in inches)

Style
- **L** - 90° Radius

Source
- **LED** - **'e'** Technology with Integral Dimming Driver (See Specifications for Dimming)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type
- **e64** - 7WLED/2.7K
- **e65** - 7WLED/3K
- **e66** - 7WLED/4K
- **e74** - 7WLED/Amber

Optics*
- **NSP** - Narrow Spot (Red Indicator)
- **SP** - Spot (Green Indicator)
- **MFL** - Medium Flood (Yellow Indicator)
- **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity *(Choose factory setting)*
- **A9** (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

Cap Style
- **A** - 45°
- **B** - 90°
- **C** - Flush
- **D** - 45° less Weep Hole *(Interior Use Only)*
- **E** - 90° less Weep Hole *(Interior Use Only)*
- **F** - 90° cutoff with Flush Lens

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 05-17-17	DRAWING NUMBER SUB-2273-00

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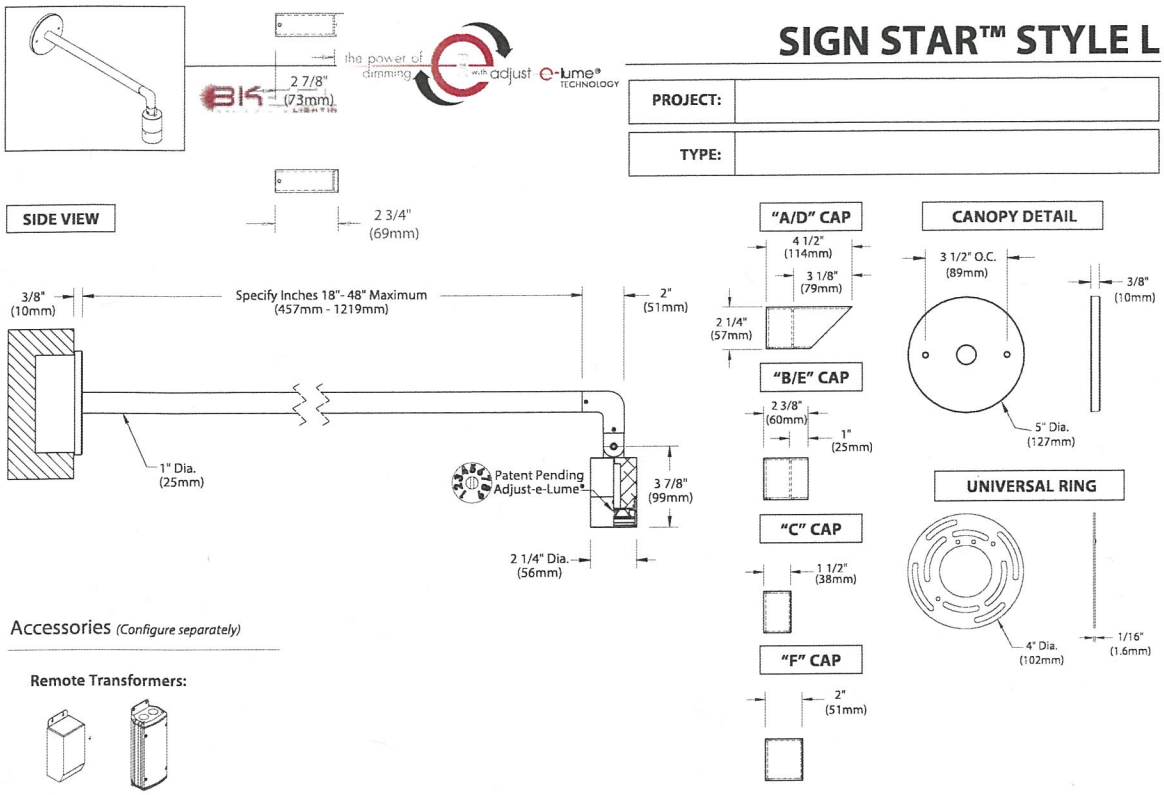
SIGN STAR™ STYLE L

PROJECT:	
TYPE:	



Accessories *(Configure separately)*

Remote Transformers:

TR Series UPMRM™

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Style
'L' Style provides clean, 90° transition from fixture to stem.

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem
Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming
Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Installation
5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

Remote transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. Made in USA.

RoHS

**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 05-17-17	DRAWING NUMBER SUB-2273-00

Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F13

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LAMP & DRIVER DATA

e64, e65, e66, e74

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA	OPTICAL DATA		
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens
e64	2700K	80	7	50,000	13°	5993	456
	2700K	80	7	50,000	16°	4546	445
	2700K	80	7	50,000	23°	1726	397
	2700K	80	7	50,000	31°	1131	399
e65	3000K	80	7	50,000	13°	6131	466
	3000K	80	7	50,000	16°	4650	455
	3000K	80	7	50,000	23	1766	406
	3000K	80	7	50,000	31°	1157	409
e66	4000K	80	7	50,000	13°	6889	524
	4000K	80	7	50,000	16°	5225	511
	4000K	80	7	50,000	23°	1984	456
	4000K	80	7	50,000	31°	1300	459
e74	Amber (590nm)	~	7	50,000	~	~	~

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F13

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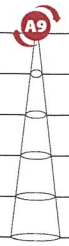
adjust-e-lume® TECHNOLOGY

RED **Narrow Spot** (NSP)
GREEN **Spot** (SP)
YELLOW **Medium Flood** (MFL)
BLUE **Wide Flood** (WFL)

NOTE:
Adjust-e-Lume® dial is set to the factory standard: 9

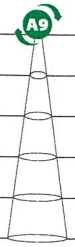
NARROW SPOT : 13°



Distance	Beam Dia.	Footcandles e64 2700K	e65 3000K	e66 4000K
4'	1'	375	384	431
8'	2'	94	96	108
12'	3'	42	43	48
16'	4'	23	24	27
20'	5'	15	15	17

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

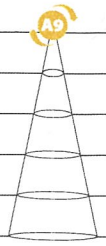
SPOT : 15°



Distance	Beam Dia.	Footcandles e64 2700K	e65 3000K	e66 4000K
4'	1'	284	291	327
8'	2'	71	73	82
12'	3'	32	32	36
16'	4'	18	18	20
20'	5'	11	12	13

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

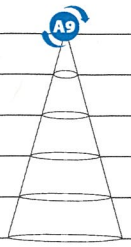
MEDIUM FLOOD : 23°



Distance	Beam Dia.	Footcandles e64 2700K	e65 3000K	e66 4000K
4'	2'	108	110	124
8'	3'	27	28	31
12'	5'	12	12	14
16'	7'	7	7	8
20'	8'	4	4	5

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

WIDE FLOOD : 31°



Distance	Beam Dia.	Footcandles e64 2700K	e65 3000K	e66 4000K
4'	2'	71	72	81
8'	4'	18	18	20
12'	7'	8	8	9
16'	9'	4	5	5
20'	11'	3	3	3

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

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Hiram Banks Lighting Design

Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F13

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SPECIFICATIONS BY MODEL NUMBER* SORAA LED MR16 7.5W

Model #	Product Code	CCT (K)	Beam Angle	CBCP (Cd)	Halogen Equivalent	Total Flux (Lm)	Efficacy (Lm/W)	McA	JA8-2016-E	SNAP
VIVID SERIES										
SM16-07-10D-927-03	00919	2700	10	5710	50	390	52	3	YES	YES
SM16-07-25D-927-03	00931	2700	25	2260	50	410	55	3	YES	-
SM16-07-36D-927-03	00943	2700	36	1070	50	410	55	3	YES	-
SM16-07-10D-930-03	00923	3000	10	6000	50	410	55	3	YES	YES
SM16-07-25D-930-03	00935	3000	25	2400	50	435	58	3	YES	-
SM16-07-36D-930-03	00947	3000	36	1130	50	435	58	3	YES	-
SM16-07-10D-940-03	00925	4000	10	6290	50	430	57	4	YES	YES
SM16-07-25D-940-03	00937	4000	25	2510	50	455	61	4	YES	-
SM16-07-36D-940-03	00949	4000	36	1190	50	455	61	4	YES	-
BRILLIANT SERIES										
SM16-07-10D-827-03	00917	2700	10	6950	50	475	63	3	NA	YES
SM16-07-25D-827-03	00929	2700	25	2760	50	500	67	3	NA	-
SM16-07-36D-827-03	00941	2700	36	1310	50	500	67	3	NA	-
SM16-07-10D-830-03	00921	3000	10	7320	50	500	67	3	NA	YES
SM16-07-25D-830-03	00933	3000	25	2900	50	525	70	3	NA	-
SM16-07-36D-830-03	00945	3000	36	1370	50	525	70	3	NA	-

CCT: Correlated Color Temperature **McA**: White Point Accuracy in McA step **SNAP:** SORAA SNAP System Compatible

*Specifications are at stable warm operating conditions (25°C ambient)

GE Lighting

Lightech™
Product Catalog

> LET 75W 12V

Print this Page
Convert to PDF

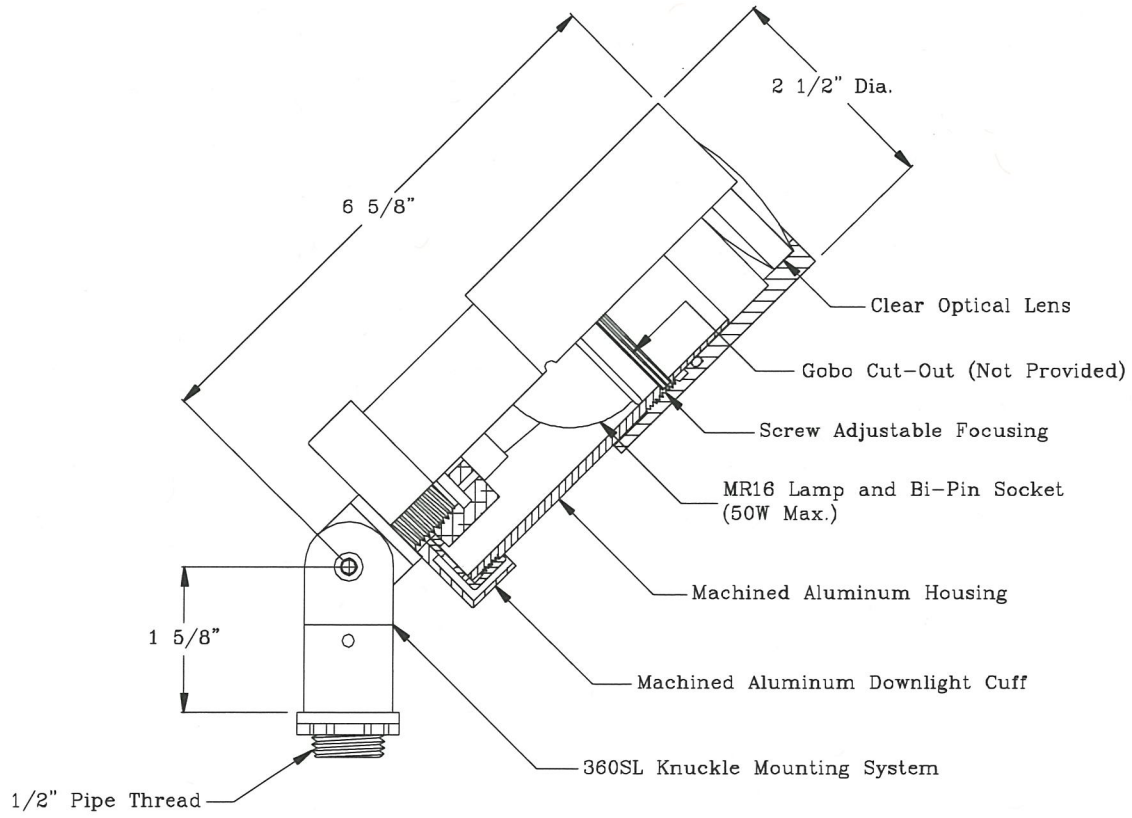
66945
LET 75W 12V
GELT75A12012SL
Previous SKU: 901075000
LET 75 AC 120 12
Current: AC
Availability: A

view larger

Specs	
Power:	75 W
Input specs	
Input current:	0.635 - 0.635 A
Input voltage:	120 - 120 V
Power factor:	0.95
Input frequency:	50/60 Hz
Output specs	
Output voltage:	11.7 V
Output current range:	6350 - 6350 mA
Dimmable	
Dimmable:	true
Environment	
Ta max:	50 °C
Standards	
UL:	E164062
Mechanical	
Input wires color:	black/white
Output wire color:	blue
Weight:	0.085 kg
Case color:	silver
Case material:	Aluminum
Packaging	
Carton width:	310 mm
Carton height:	240 mm
Carton length:	325 mm
Units per box:	120
Box net weight:	11.02 kg
Box gross weight:	12.5 kg
Sales	
Availability:	A

Manufacturer is responsible for FCC compliance of their final product.
Notes:

- Specifications may vary without notice
- Always consult National, State and local electrical codes
  Parameters are measured at rated output, rated load and at an ambient temperature of 25°C
  Expect slight variation including component tolerance, setup tolerance, line regulation and load regulation
  Power supplies should always be stress tested and tested for EMC within specific fixtures
  Where grounding/earthing is not indicated, avoid grounding/earthing or contact with grounded/earthed metal enclosures
  Performance with dimmers, where supported, may vary depending on dimmer model
  Subject to limited warranty (3yr for transformers, 5yr for drivers) terms and conditions as published from time to time



CUSTOM GOBO FIXTURE

10/04 **B-K LIGHTING, INC.** DRAWING NUMBER CUS-1089-07

Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F36

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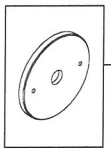


Machined Canopy

BC6

PROJECT:	

TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

			BC6		
Example		-	**BC6**	-	**BLW**

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless Steel

Series
- **BC6** - Machined Canopy

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

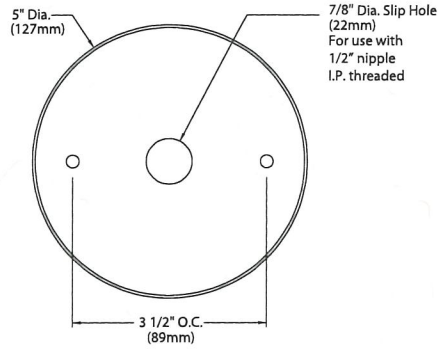
Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

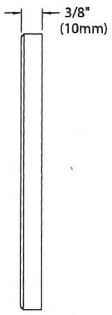
Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

FRONT VIEW



SIDE VIEW



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Canopy
5" diameter canopy. Machined from solid billet. with chamfered edge. 7/8" Dia. Slip Hole for use with 1/2" I.P. threaded nipple. [2] holes for #10 mounting screws (by others).

Installation
For use with 4" recessed octagonal junction box (by others).

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
Suitable for indoor or outdoor use. RoHs Compliant. Made in USA.

MADE IN THE USA RoHS

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 08-05-14	SUBMITTAL DRAWING # SUB001764

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F36

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SORAA
SIMPLY PERFECT LIGHT

MR16 7.5W

OUTPUT RANGE: VIVID SERIES	390 - 455 lumen
OUTPUT RANGE: BRILLIANT SERIES	475 - 525 lumen
BEAM ANGLE RANGE	10°, 25°, 36°
COLOR TEMPERATURE RANGE	2700K, 3000K, 4000K
APPLICATION	Halogen replacement for indoor and outdoor applications

FLICKER FREE · 12V AC · GU-5.3 · DIM · IR · UV

POINT SOURCE OPTICS

Exceptional beam control enables unique 10° narrow spot and smooth uniform beams

Single light source, single crisp shadow

VP_3 VIVID COLOR AND VP_3 NATURAL WHITE

VIVID series provides accurate color rendering across the visible spectrum from 400nm to 700nm, with CRI/95, R9/95, Rf/90, Rg/100

Whiteness rendering matches or exceeds that of halogen and incandescent sources at 2700K and 3000K

ENERGY EFFICIENCY AND LONG LIFE

85% more energy efficient than standard halogen lamps

Typical payback of one year or less

Rated lifetime to L70: 35,000hrs

Warranty: 3yrs or 25,000hrs whichever comes first.

Detailed warranty information available at soraa.com/resources/legal

CERTIFICATIONS

JA8-2016-E, UL/CUL Class 2 and non-Class 2, FCC Title 47 Part 15B, RoHS, CE

c UL us RoHS

HIGHLY COMPATIBLE

Narrow spot compatible with Soraa SNAP System accessories

Geometrically compatible with standard fixtures and suitable for damp locations

This lamp is suitable for use in fully enclosed fixtures, subject to the maximum heatsink temperature limits stated in this data sheet. A list of qualified enclosed fixtures can be found at www.soraa.com/resources

Works with trailing edge and leading edge phase cut dimmers, 12V AC magnetic and electronic transformers and 12V DC transformers (see www.soraa.com/resources)

INTENDED USE AND APPLICATIONS

Intended for use in MR16 compatible recessed downlights, track lighting and other indoor and outdoor applications

Soraa lamps are designed to safely turn down in any thermal environment not conducive to minimum airflow or proper ventilation

GENERAL SPECIFICATIONS

Form Factor	Operating Temperature	Electrical	Dimming and Flicker
Width: 50.1mm (1.97")	Minimum: -40°C (ambient)	Wattage: 7.5W	Dimmable to <20%
Height: 45.5mm (1.79")	Typical: 85°C - 95°C (base)	Power factor: 0.92	Flicker Index: 0.02
Weight: 47g	Maximum: 100°C (base)	Voltage: 12V +/- 1.2V	Percent Flicker: 5%*
		Frequency: 50/60Hz	

*These Soraa lamps are certified to California's demanding JA8 standard, which requires <30% flicker

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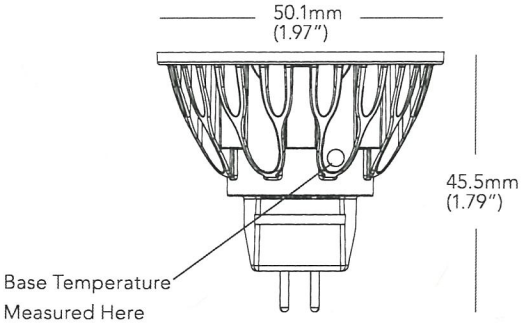
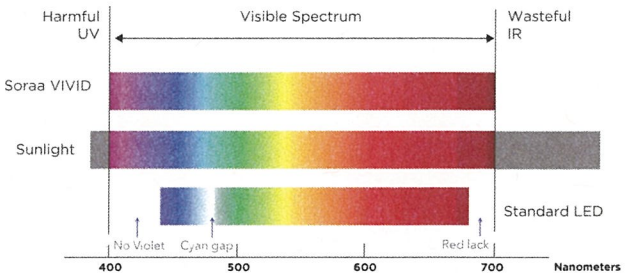
DIMENSIONS

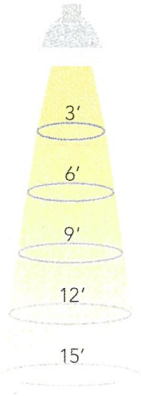


COLOR RENDERING



10 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
0.5	1.1	11.1%
1.0	2.1	2.8%
1.6	3.2	1.2%
2.1	4.2	0.7%
2.6	5.3	0.4%

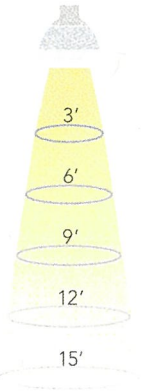


25 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.3	2.2	11.1%
2.7	4.4	2.8%
4.0	6.6	1.2%
5.3	8.7	0.7%
6.7	10.9	0.4%

36 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.9	3.3	11.1%
3.9	6.5	2.8%
5.8	9.8	1.2%
7.8	13.0	0.7%
9.7	16.3	0.4%



Note: Footcandles may be calculated by multiplying the CBCP of the desired model number by the percentage in the tables above

Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F36

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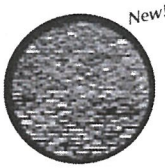
SPECIFICATIONS BY MODEL NUMBER* SORAA LED MR16 7.5W

Model #	Product Code	CCT (K)	Beam Angle	CBCP (Cd)	Halogen Equivalent	Total Flux (Lm)	Efficacy (Lm/W)	McA	JA8-2016-E	SNAP
VIVID SERIES										
SM16-07-10D-927-03	00919	2700	10	5710	50	390	52	3	YES	YES
SM16-07-25D-927-03	00931	2700	25	2260	50	410	55	3	YES	-
SM16-07-36D-927-03	00943	2700	36	1070	50	410	55	3	YES	-
SM16-07-10D-930-03	00923	3000	10	6000	50	410	55	3	YES	YES
SM16-07-25D-930-03	00935	3000	25	2400	50	435	58	3	YES	-
SM16-07-36D-930-03	00947	3000	36	1130	50	435	58	3	YES	-
SM16-07-10D-940-03	00925	4000	10	6290	50	430	57	4	YES	YES
SM16-07-25D-940-03	00937	4000	25	2510	50	455	61	4	YES	-
SM16-07-36D-940-03	00949	4000	36	1190	50	455	61	4	YES	-
BRILLIANT SERIES										
SM16-07-10D-827-03	00917	2700	10	6950	50	475	63	3	NA	YES
SM16-07-25D-827-03	00929	2700	25	2760	50	500	67	3	NA	-
SM16-07-36D-827-03	00941	2700	36	1310	50	500	67	3	NA	-
SM16-07-10D-830-03	00921	3000	10	7320	50	500	67	3	NA	YES
SM16-07-25D-830-03	00933	3000	25	2900	50	525	70	3	NA	-
SM16-07-36D-830-03	00945	3000	36	1370	50	525	70	3	NA	-

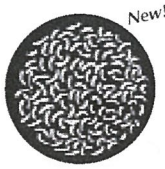
CCT: Correlated Color Temperature **McA**: White Point Accuracy in McA step **SNAP:** SORAA SNAP System Compatible
*Specifications are at stable warm operating conditions (25°C ambient)

Steel Breakups

New!
78451
Strand Grid


New!
78452
Slate Roof

New!
78453
Tread Art


New!
78454
Elbows
KC Hooper

New!
78455
Shapes Breakup
Mike Baldassari

New!
78456
Shapes Line
Mike Baldassari

New!
78457
U Swirls
Allen Lee Hughes

New!
78458
Maws
Don Darnutzer

New!
78459
Maw
Don Darnutzer

New!
78460
Tread

New!
78425
Matisse Breakup
Abigail Rosen Holmes

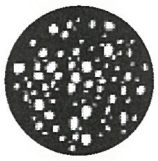
78206
78206
Pavers

78224
Rough Trunk

78235
Sphere Breakup
BJ Wilkinson

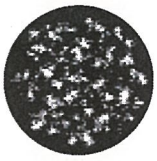
78233
Squiggle Scratch

78236
Thorn Breakup
BJ Wilkinson


78208
Irregular Spots

78240
Bark Breakup
Don Darnutzer

Steel Foliage Breakups


77405
405
Dapple (Small)

77406
406
Dapple (Medium)

77407
407
Dapple (Large)

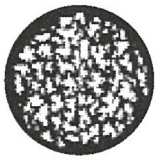
71041
1041
Mottle Breakup

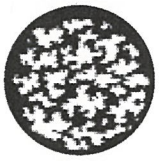
77408
408
Ocelot (Small)

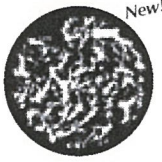
77409
409
Ocelot (Medium)

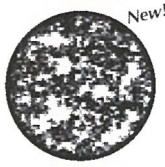
77410
410
Ocelot (Large)

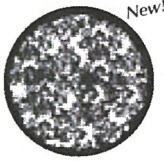
77119
119
Leaf Breakup (Small)

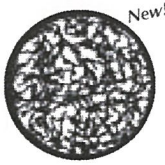

77805
805
Leaf Breakup (Medium)


77806
806
Leaf Breakup (Large)


New!
78417
Tight Stipple


New!
78418
Open Stipple


New!
78419
Stuco Leaves


New!
78420
Yarn Breakup

New!
78421
Jagged Moonlight

New!
78422
Jagged Moonlight Thick

New!
78423
Stamp Breakup
Abigail Rosen Holmes

77447
447
Leaf Breakup (Distorted)

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11

Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F36

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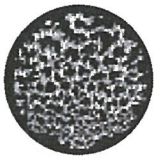
Steel Foliage Breakups

71026
1026
Foliage Breakup

77803
803
Foliage (Small)

77779
238-279
Foliage (Medium)
David Hersey

77804
804
Foliage (Large)


77446
446
Foliage (Distorted)

77117
117
Vine Leaves

77774
105
Blossoms
David Hersey

77109
109
Blossoms (Detail)

79106
99106
Leafy Branches 1

79107
99107
Leafy Branches 2

79108
99108
Leafy Branches 3

79110
99110
Leafy Branches 4

77732
238-232
Realistic Leaves
Tony Walton

79660
99660
Realistic Leaves 2

77733
238-233
Dense Leaves
Ming Cho Lee

79114
99114
Dense Leaves 2

79117
99117
Dense Leaves 3

77780
238-280
Dense Leaves (Detail)
Ming Cho Lee

79104
99104
Spring Leaves

77782
238-282
Bamboo Leaves

71032
1032
Jungle Palms

77731
238-231
Jungle Leaf
Jo Mielzner

77126
126
Jungle Leaves

77730
7730
Palm
Marcia Madeira

77593
593
Ferns

77592
592
Fir Cones

77281
7281
Open Palm
Andrew Bridge

77282
7282
Dense Palm
Andrew Bridge

71035
1035
Leafy Tropic

78218
Summer Branches

78217
Summer Leaves

78219
Wrinkles

78220
Wrinkles (Large)

77594
594
Bark

77595
595
Bark Texture

77857
857
Autumnal

12

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F36

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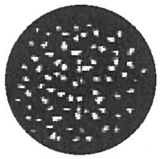
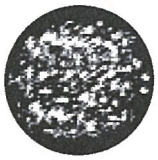
Steel Foliage Breakups



71034
1034
Leaf Confetti



76611
6611
Lightweave

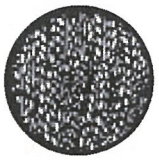
78223
Leaf Blobs

78222
Moonlight Leaves

78221
Scattered Light

77102
102
Abstract Leaves

77108
108
Wheat Pattern



77116
116
Rice Pattern

77788
238-288
Web

77572
572
Autumn Breakup

71030
1030
Jagged Breakup

77120
120
Holly

77797
7797
Thicket
Francis Bellman

77953
953
Forest Floor 2

77271
7271
Twigs
Andrew Bridge

77839
839
Meshed Saplings

77840
840
Meshed Woodlands

77611
611
Meshed Oak

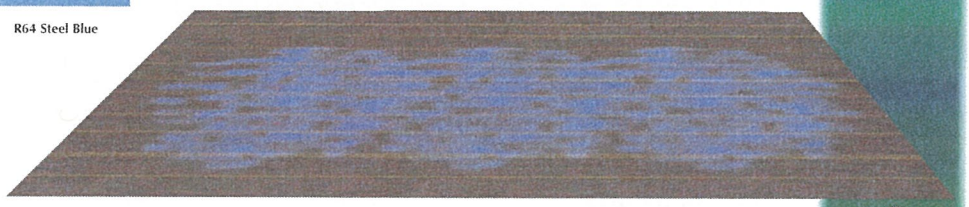
77609
609
Meshed Palm

Tips Building A Full Stage Gobo Wash

To wash the large areas of stage or scenery with foliage breakups, choose a breakup design that has interlocking or uneven edges, not an obvious circular perimeter. When you combine the projections from several fixtures, the shadows blend together with few noticeable "seams." Ken Billington's Interlocking Breakup design perfectly illustrates this technique.

77288 Interlocking Breakup
Ken Billington

R64 Steel Blue



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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F36

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GE Lighting

Lightech™
Product Catalog

> LET 75W 12V

66945
LET 75W 12V
GELT75A12012SL
Previous SKU: 901075000
LET 75 AC 120 12
Current: AC
Availability: A

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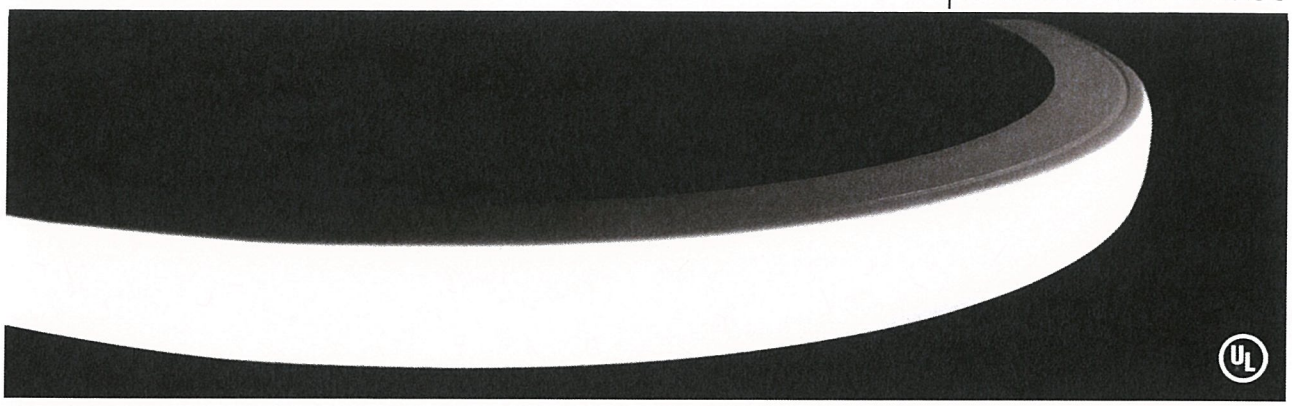
Specs	
Power:	75 W
Input specs	
Input current:	0.635 - 0.635 A
Input voltage:	120 - 120 V
Power factor:	0.95
Input frequency:	50/60 Hz
Output specs	
Output voltage:	11.7 V
Output current range:	6350 - 6350 mA
Dimmable	
Dimmable:	true
Environment	
Ta max:	50 °C
Standards	
UL:	E164062
Mechanical	
Input wires color:	black/white
Output wire color:	blue
Weight:	0.085 kg
Case color:	silver
Case material:	Aluminum
Packaging	
Carton width:	310 mm
Carton height:	240 mm
Carton length:	325 mm
Units per box:	120
Box net weight:	11.02 kg
Box gross weight:	12.5 kg
Sales	
Availability:	A

Manufacturer is responsible for FCC compliance of their final product.
Notes:

Specifications may vary without notice
Always consult National, State and local electrical codes
Parameters are measured at rated output, rated load and at an ambient temperature of 25°C
Expect slight variation including component tolerance, setup tolerance, line regulation and load regulation
Power supplies should always be stress tested and tested for EMC within specific fixtures
Where grounding/earthing is not indicated, avoid grounding/earthing or contact with grounded/earthed metal enclosures
Performance with dimmers, where supported, may vary depending on dimmer model
Subject to limited warranty (3yr for transformers, 5yr for drivers) terms and conditions as published from time to time

FLEX DC® NEON TOP

Specification Sheet



FLEX DC® NEON TOP is a high performance flexible LED fixture designed as a neon replacement but useful in a wide variety of applications where a smooth surface of light is desired. **TOP** bends towards and away from the luminous surface, as opposed to bending side to side.

ELECTRICAL

Input Voltage	24VDC
Dimming Options	• Pure DC • DMX • 0-10V • MLV • Lutron (2-WIRE, EcoSystem)
Power Consumption	**3.66 Watts / ft:** White, RGB, Green, Blue **2.19 Watts / ft:** Red & Amber
Wire Size	18 AWG, 2 wire (white) 20 AWG, 4 wire, (RGB)
Certification	**UL**

PHYSICAL

Field Cuttable	**Every 2.19":** White, Green, Blue **Every 3.28":** RGB, Red, Amber
Bend Radius	5.905"
Operating Temperature	-30° C (-22°F) to +45°C (+113°F)
Environment	**IP67**
Maximum Run Length	**R, A:** 43.70'; **W, G, B:** 25'; **RGB:** 22.96'
Dimensions (WxH)	0.45" (11.50mm x 0.83" (21.00mm)

ACCESSORIES

Mounting	Mounting Channel Self-Locking Mounting Channel Mounting Clip Self-Locking Mounting Clip
Field Cutting	Field Cutting Kit (Snap Connector End Cap Included)

LUMEN OUTPUT

2400k*	128.02 lm/ft
2700k	128.02 lm/ft
3000k	128.02 lm/ft
3500k	146.30 lm/ft
4000k*	146.30 lm/ft
5700k*	137.16 lm/ft
RGB	53.65 lm/ft (All LEDs at 100%)
Red*	39.62 lm/ft
Green*	31.44 lm/ft
Blue*	15.24 lm/ft

**Special Order option. Will increase order overall lead time to 5-6 wks.*

PERFORMANCE

Lumen Maintenance	50,000 Hours, L70@ 50°C 70,000 Hours, L70@ 25°C
Warranty	3 years

PART NUMBER BUILder

SERIES	+ SHAPE	+ COLOR	+ VOLTAGE	+ LENGTH	+ CONFIGURATION
FLEXNEON	**T** = Top	**24** = 2400k* **RGB** **27** = 2700k **R** = Red* **30** = 3000k **G** = Green* **35** = 3500k **B** = Blue* **40** = 4000k* **A** = Amber* **57** = 5700k*	**24** = 24V	**S01** = Stock 1' **S02** = Stock 2' **S06** = Stock 6' **S23** = Stock 23' (White Only) **S25** = Stock 25' (White Only) **XX** = Custom Length*	**FNC1** = FLEX Neon Config 1 **FNC2** = FLEX Neon Config 2* *Note: See page 5 for Configurations*

**Special Order option. Will increase order overall lead time to 5-6 wks.*

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F38

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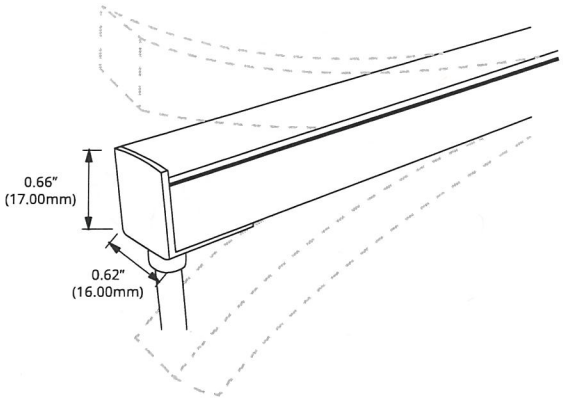
FLEX DC® NEON TOP

Specification Sheet

DIMENSIONS

• Due to the nature of the FLEX NEON product, specific lengths may not fall exactly on a cutting point. In this case, Optic Arts will always cut to the smaller dimension unless otherwise specified.

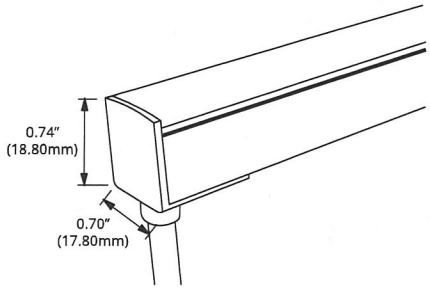
• Some on-site assembly required. See installation guides for details.



DIMENSIONS

Width	0.62" (16.00mm)
Height	0.66" (17.00mm)
Cuttable Segment Length	**White, Green, Blue** - 2.19" (55.63mm) **RGB, Red, Amber** - 3.28" (83.31mm)
Max Run Length	**R, A:** 43.70' (13319.76mm); **W, G, B:** 25.00' (7620.00mm); **RGB:** 22.96' (6998.21mm)
Min. Bend Radius	5.905" (149.98mm)

ACCESSORIES

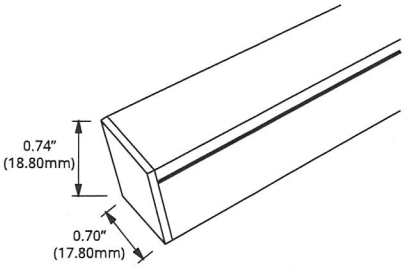


MOLDED POWER FEED CONNECTOR - BOTTOM

Installed on Stocked Fixtures

PART #	
FLEXNEON-T-S-PFC-M-L-01B	Molded Rear Power Connector; 1'
FLEXNEON-T-R-PFC-M-L-01B	Molded Rear Power Connector RGB; 1'

Note: Each power feed ships with integral 1' wire lead with outdoor connector installed.



MOLDED END CAP

Installed on Stocked Fixtures

PART #	
FLEXNEON-T-CAP-M	Molded End Cap

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F38

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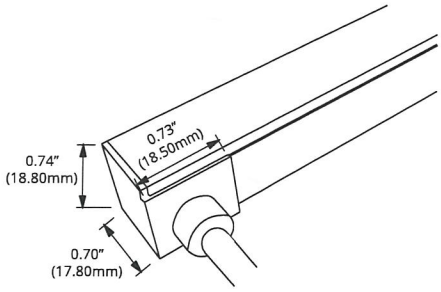
ACCESSORIES

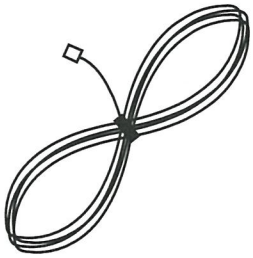


MOLDED SIDE POWER CONNECTOR

Special Order - 5-6 weeks

PART #	
FLEXNEON-T-S-PFC-M-L-01S	Molded Side Power Connector; 1'
FLEXNEON-T-R-PFC-M-L-01S	Molded Side Power Connector RGB; 1'

Note: Each power feed ships with integral 1' wire lead with outdoor connector installed.



LEAD CONNECTOR WIRE

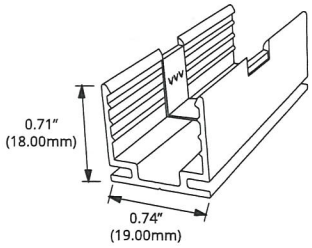
PART #	
LC-O2P-W-M72	Male lead Connector Wire for FLEX NEON White, 6'
LC-O5P-W-M72	RGB Male lead connector Wire for FLEX NEON RGB, 6'

Note: Lead Connector Wire is used to connect FLEX NEON to Driver.

POWER CONNECTOR ENDCAP

PART #
FLEXNEON-LC-CAP

Note: When a run ends with an open power connector, the connector needs to be capped off in both indoor and outdoor installations.



SELF-LOCKING ALUMINUM CHANNEL

PART #	
FLEXNEON-T-CH-2M-SL	2 meter self-locking channel

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	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F38

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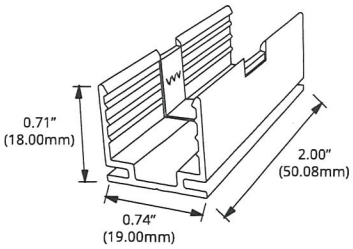
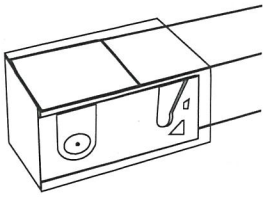


SELF-LOCKING ALUMINUM MOUNTING CLIP

PART #	
FLEXNEON-T-MC1-SL	1" Self-locking Mounting Clip



FIELD TRIMMING ENDCAP

PART #	
FLEXNEON-T-CAP-S	FIELD TRIMMING ENDCAP KIT

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F38

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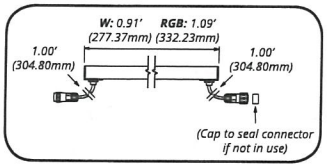
FLEX DC® NEON TOP

Specification Sheet

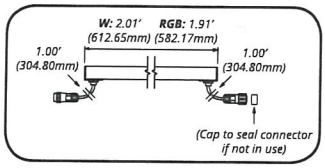
CONFIGURATION TYPES

① Factory Stock Pre-Built Lengths (Lead Time: 1 Week)

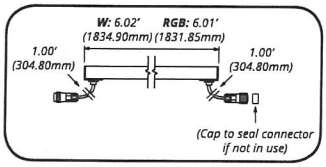
STOCK 1'



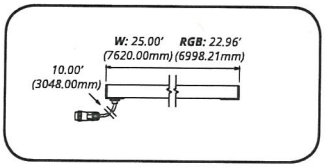
STOCK 2'



STOCK 6'



STOCK 25'

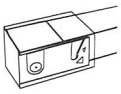


NOTES:

- Specify ***FNC1***
- Specify FLEX NEON type and clip/channel type
- Specify stock run lengths
- Specify number of lead wires and power connector caps
- Specify number of field trimming kits if field trimming will be performed.

Included in Configuration 1:

*Lead Wire w/Connector (**Single Color:** LC-O2P-W-M72, **RGB:** LC-O5P-W-M72)*

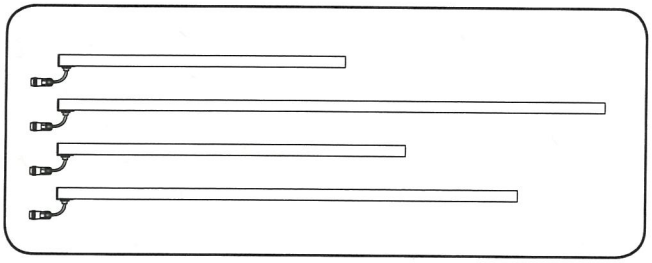


Field Trimming End Cap

Connector End Cap

② Custom Length (Lead Time: 5-6 Weeks)

FLEX DC® NEON Cut to Specified Length



NOTES:

- Specify ***FNC2***
- Specify FLEX NEON type and clip/channel type
- Specify number of lead wires
- Single 1' power feed with outdoor connector provided on each fixture unless otherwise specified
- Customized power feed lengths and types available upon request. Contact Optic Arts to specify.

Included in Configuration 2:

*Lead Wire w/Connector (**Single Color:** LC-O2P-W-M72, **RGB:** LC-O5P-W-M72)*

NOTES:

1. Due to the nature of the FLEX DC® NEON product, specific lengths may not fall exactly on a cutting point. In this case, Optic Arts® will always cut to the smaller dimension unless otherwise specified.

2. Some on-site assembly required. See installation guides for details.

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F38

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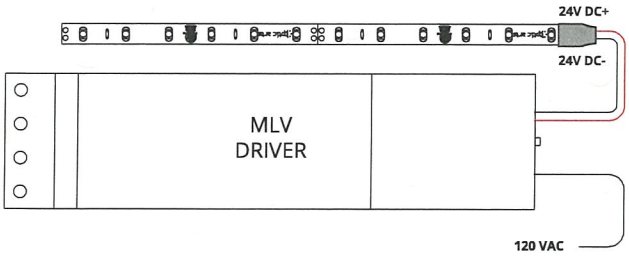
FLEX DC® NEON TOP

Specification Sheet

COMPATIBLE DRIVERS



MLV (MLV)

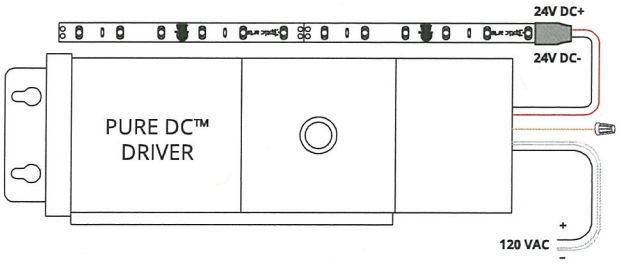
PART	DESCRIPTION
ML10S24VDC	10W 120VAC DIMMABLE DRIVER
ML20S24VDC	20W 120VAC DIMMABLE DRIVER
ML35S24VDC	35W 120VAC DIMMABLE DRIVER
ML35S24VDC-277	35W 277VAC DIMMABLE DRIVER
ML40S24VDC	40W 120VAC DIMMABLE DRIVER
ML50S24VDC	50W 120VAC DIMMABLE DRIVER
ML50S24VDC-277	50W 277VAC DIMMABLE DRIVER
ML60S24VDC	60W 120VAC DIMMABLE DRIVER
ML75S24VDC	75W 120VAC DIMMABLE DRIVER
ML75S24VDC-277	75W 277VAC DIMMABLE DRIVER
ML96S24VDC	96W 120VAC DIMMABLE DRIVER
ML96S24VDC-277	96W 120VAC DIMMABLE DRIVER
EM2-200S24DC	200W 120VAC DIMMABLE DRIVER, 2 96W CIRCUITS
EM3-300S24DC	300W 120VAC DIMMABLE DRIVER, 3 96W CIRCUITS
EM2-200S24DC-277	200W 120VAC DIMMABLE DRIVER, 2 96W CIRCUITS
EM3-300S24DC-277	288W 120VAC DIMMABLE DRIVER, 3 96W CIRCUITS

DIMENSIONS	
10W-50W	**H** 2.11"; **W** 7.38"; **D** 1.60"
60W-96W	**H** 3.93"; **W** 8.13"; **D** 1.59"
200-300W	**H** 5.69"; **W** 10.29"; **D** 3.13"

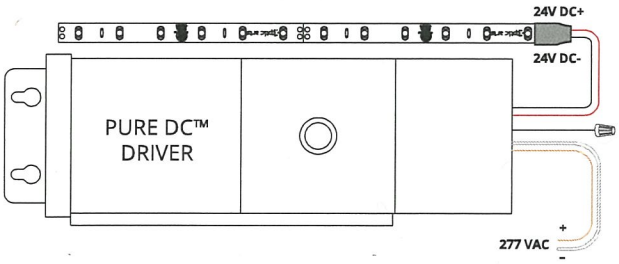
DIMMING PERFORMANCE	
MLV DRIVER	Dims to 20% on most MLV dimmers

NOTE: Must be loaded between 75%-100% of rated load to maintain FLEX DC® warranty

120 VAC WIRING



277 VAC WIRING



PURE DC™ MLV (PDC)

PART	DESCRIPTION
PDC.40.24	40W 120/277VAC PURE DC™ MLV DIMMABLE DRIVER
PDC.96.24	96W 120/277VAC PURE DC™ MLV DIMMABLE DRIVER

DIMENSIONS	
40W	**L** 14.25"; **W** 3.00"; **H** 2.88"
96W	**L** 14.75"; **W** 4.31"; **H** 4.81"

DIMMING PERFORMANCE	
PURE DC™ DRIVER	Dims to 0.1% on most MLV dimmers

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F38

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Model: WL-LED200

LEDme® Step Light

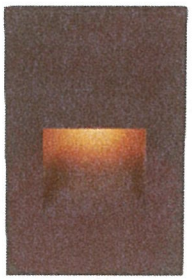
WAC LIGHTING
Responsible Lighting®

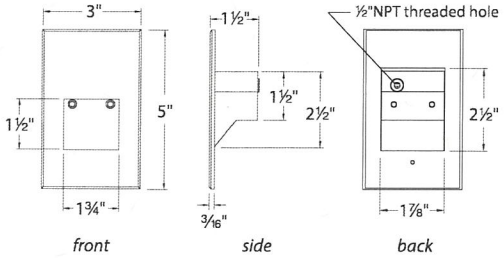
Fixture Type:

Catalog Number:

Project:

Location:





PRODUCT DESCRIPTION

Vertical rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- 316 marine grade cast stainless steel (SS) available
- Direct wiring, no driver needed
- Title 24 JA8 - 2016 Compliant (120V only)
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277V AC 50/60Hz

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 85
Optional color lenses. Total power consumption of 3.9W

Mounting: Fits into 2" × 4" J-Box with minimum inside dimensions of 3"L × 2"W × 2"H Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 Compliant (120V only)

ORDER NUMBER

Model #		Color			Finish	
WL-LED200	*120V*	**C**	*White*	*3000K*	**SS**	*Stainless Steel*
WL-LED200F	*277V*	**AM**	*Amber*	*610nm*	**BK**	*Black*
		RD	*Red*	*640nm*	**WT**	*White*
		BL	*Blue*	*450nm*	**BN***	*Brushed Nickel*
					BZ	*Bronze*

**Brushed Nickel Finish is for interior use only*

[ ] - [ ] - [ ]

Example: **WL-LED200F-AM-BZ**

FINISHES

SS **BK** **WT** **BN** **BZ**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2018

Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F42

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Model: WL-LED200

LEDme® Step Light

WAC LIGHTING
Responsible Lighting®

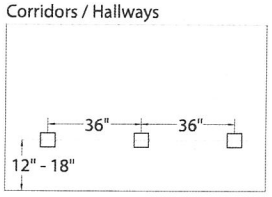
FIXTURE PERFORMANCE

Input Voltage		Light Color		Finish		Lumens
WL-LED200	120V	C	White	SS	Stainless Steel	36
				BK	Black	27
				WT	White	63
				BN	Brushed Nickel	27
				BZ	Bronze	29
		AM	Amber	SS	Stainless Steel	21
				BK	Black	16
				WT	White	31
				BN	Brushed Nickel	16
				BZ	Bronze	17
		RD	Red	SS	Stainless Steel	2
				BK	Black	2
				WT	White	4
				BN	Brushed Nickel	2
				BZ	Bronze	2
		BL	Blue	SS	Stainless Steel	4
				BK	Black	3
				WT	White	7
				BN	Brushed Nickel	3
				BZ	Bronze	4

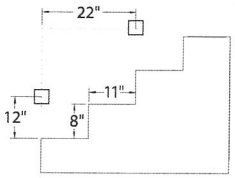
Input Voltage		Light Color		Finish		Lumens
WL-LED200F	277V	C	White	SS	Stainless Steel	33
				BK	Black	23
				WT	White	54
				BN	Brushed Nickel	23
				BZ	Bronze	26
		AM	Amber	SS	Stainless Steel	18
				BK	Black	13
				WT	White	27
				BN	Brushed Nickel	13
				BZ	Bronze	14
		RD	Red	SS	Stainless Steel	2
				BK	Black	1.5
				WT	White	3
				BN	Brushed Nickel	1.5
				BZ	Bronze	2
		BL	Blue	SS	Stainless Steel	4
				BK	Black	3
				WT	White	4
				BN	Brushed Nickel	3
				BZ	Bronze	3

SPACING RECOMMENDATIONS FOR OPTIMAL LIGHT DISTRIBUTION

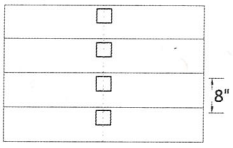
Corridors / Hallways



Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible.
For best results use one light per step for steps narrower than 5'.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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Port Washington, NY 11050

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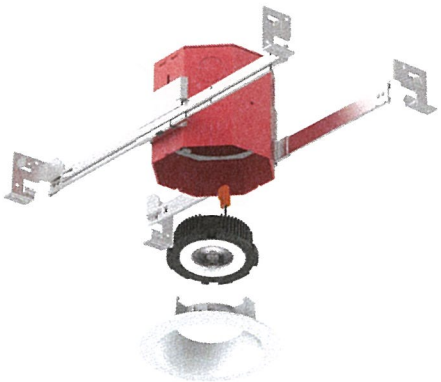
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2018

OneFrame & DRD2X

Apex Series Recessed LED Downlight
General New Construction
DRDHNJD Deep Junction Box

PRODUCT SPECIFICATIONS



- Fire & Sound rated, architectural recessed LED downlight, 120/277V
- High performance Apex Series DRD2
- Architectural-grade illumination produces up to 4000 candelas of focused light
- Precise, controlled optics with 20", 30" or 40" beam angles
- 600 & 750 lumen outputs
- Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming

2 hour fire rated
STC/IIC sound rated
IC rated
50,000 hrs lifetime
Warranty

Frame-in Kit

JUNCTION BOX: Metallic outlet box certified UL514A up to 2 hour fire rating. DRDHNJD equipped with (8) trade size knockouts (four concentric side (¾" + ½"), two concentric top (¾" + ½"), two ½" top) and (4) Romex knockouts (top) to allow straight conduit runs. Approved for 8 (four in, four out) #12 AWG 70°C. DRDHNJDxx equipped with (2) trade size concentric top knockouts (¾" + ½") to allow straight conduit runs. Approved for 2 (one in, one out) #12 AWG 70°C.

MOUNTING: Pre-installed mounting brackets allow vertical adjustment of bar hangers up to 1".

CEILING: ½" up to 1 ¾".

CUTOUT: 4 ¼" (108mm) octagonal opening.

Light Engine

LED: Tightly binned, high performing white Cree® LED.

LUMEN OUTPUT (POWER): 600 lm (10.0W), 750 lm (12.5W).

COLOR QUALITY: 90+ CRI, 2-step SDCM.

CCT OPTIONS: 2700K, 3000K, 3500K, 4000K.

OPTICS: Spot (20°), Narrow Flood (30°), Flood (40°).

CENTER BEAM CANDLE POWER: 4000cd (Spot 750 lm).

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume® 1% and/or emergency lighting).

INPUT VOLTAGE: 120/277V.

DIMMING: Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume® 1% at 120/277V.

EMERGENCY LIGHTING: Optional Emergency LED Driver for lighting up to 90 minutes in event of power failure.

LIFETIME: 50,000 hours at 70% lumen maintenance.

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.

LISTINGS: cULus Listed. ENERGY STAR® qualified. California Title 24 2016 JA8 compliant. UL Listed for Wet Location (non-EM only). Metallic outlet box certified UL514A up to 2 hour fire rating, STC/IIC Sound Rated, ASTM E283 certified Air Tight (non-EM only), IC rated.

WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

SHAPE: Round, Square, Flangeless, Round w/ Test Switch (EM only).

DECORATIVE: Closed bottom frosted finish, closed bottom clear finish, open bottom frosted finish.

Product Code:		Type:
Project:	Contact:	Date:

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422 www.dmflighting.com
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OneFrame & DRD2X

Apex Series Recessed LED Downlight

General New Construction
DRDHNJD Deep Junction Box

PRODUCT SELECTION GUIDE

FRAME-IN KIT (Product Code Example: DRDH + N + JD = DRDHNJD)

PRODUCT CODE		APPLICATION		APERTURE		DRIVER		OPTION	
DRDH	Housing	N	New Construction	JD	Deep Junction Box	[Blank]	Integrated TRIAC/ELV	[Blank]	None
						6OX	0-10V, 600 lm	EM	EM Driver, Integrated Test Switch *Only available for 0-10V and Lutron Hi-Lume 1% driver*
						7OX	0-10V, 750 lm	EMS	EM Driver, Remote Test Switch *Only available for 0-10V and Lutron Hi-Lume 1% driver*
						6CX	Lutron LDE1[1], 600 lm		
						7CX	Lutron LDE1[1], 750 lm		
						6WX	Lutron L3DA3W[2], 600 lm		
						7WX	Lutron L3DA3W[2], 750 lm		

LIGHT ENGINE (Product Code Example: DRD2X + 06 + 9 + 27 + S + W = DRD2X06927SPWH)

PRODUCT CODE		LUMENS		CRI		CCT		OPTIC		FINISH		DRIVER	
DRD2X	Module	06	600 lm	9	90+ CRI	27	2700K	SP	Spot	WH	White	[Blank]	Integrated TRIAC/ELV
		07	750 lm			30	3000K	NF	Narrow Flood	BK	Black	A	Alternate Dimming *Must be selected if 0-10V, Lutron Hi-Lume 1% driver is selected for frame-in kit*
						35	3500K	FL	Flood				
						40	4000K						

TRIM (Product Code Example: DRD2T + R + JD + S + WH = DRD2TRJDSWH)

PRODUCT CODE		SHAPE		APERTURE		STYLE		FINISH		OPTION	
DRD2T	Trim	R	Round	JD	Deep Junction Box	S	Smooth	WH	White	[Blank]	None
		S	Square			H	Hyperbolic *Only available in round shape, white or custom color finish*	BK	Black	DCC	Closed, Clear *Only available in round shape, smooth style, white or custom color finish*
						P	Pinhole *Only available in round shape, white or custom color finish*	SW	Silver Reflector, White Flange	DCF	Closed, Frosted *Only available in round shape, smooth style, white or custom color finish*
						B	Beveled Pinhole *Only available in round shape, white or custom color finish*	CC	Custom Color	DCCF	Closed, Clear Out, Frosted In *Only available in round shape, smooth style, white or custom color finish*
						W	Wall Wash *Only available in round shape, white or custom color finish*			DOF	Open, Frosted *Only available in round shape, smooth style, white or custom color finish*
										FL	Flangeless[3] *Only available in round shape, white or custom color finish*
										EM	Test Switch *Only applicable for EM driver; only available in round shape, smooth style, white or custom color finish*

[1] *Lutron LDE1 Dimming refers to Lutron Hi-lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black™*
[2] *Lutron L3DA3W Dimming refers to Lutron Hi-lume 1% 3-wire LED driver*
[3] *Requires DRDHX-MUD-FL OneFrame Mud Flange Accessory*

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

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Hiram Banks Lighting Design	Sebastopol Hotel	Project #: 184-17	Date: 04.15.19	TYPE
	LIGHTING FIXTURE CUTSHEET	Issue: PERMIT SET		F43

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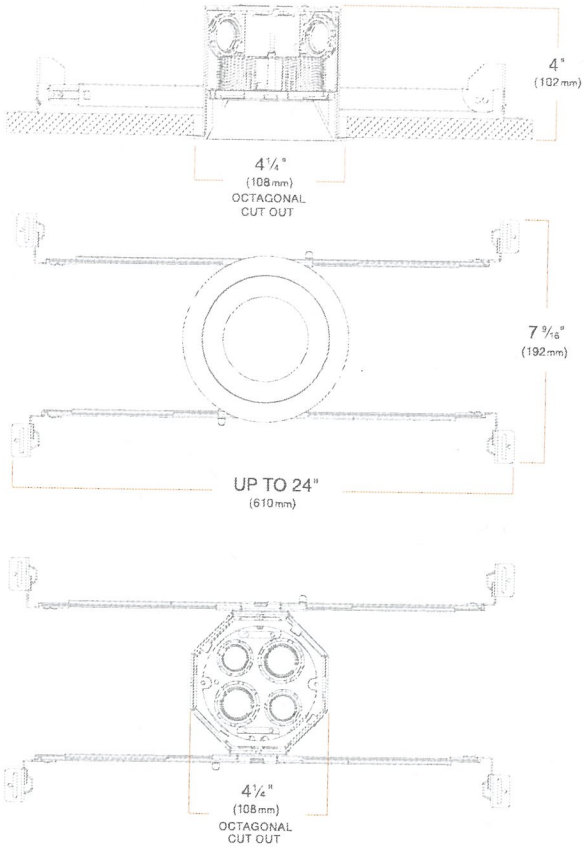
OneFrame & DRD2X

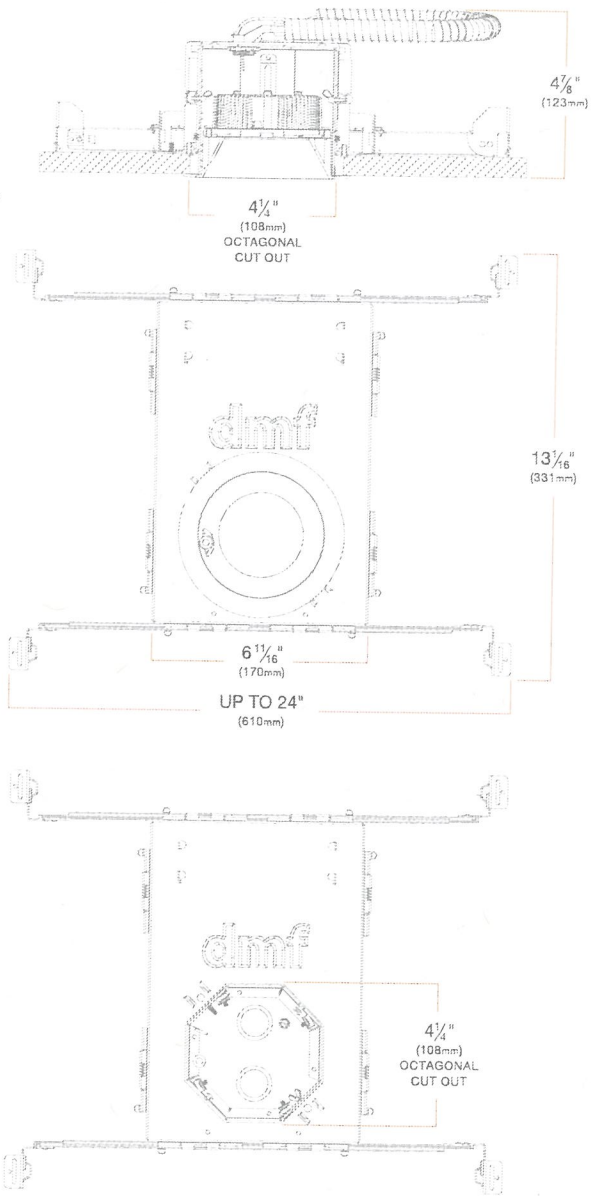
Apex Series Recessed LED Downlight
General New Construction
DRDHNJD Deep Junction Box

FRAME-IN KIT DIMENSIONS

DRDHNJD
OneFrame Deep Junction Box
New Construction Frame-in Kit



DRDHNJDxx
OneFrame Deep Junction Box Frame-in Kit
w/ Alternate Dimming and/or Emergency Driver



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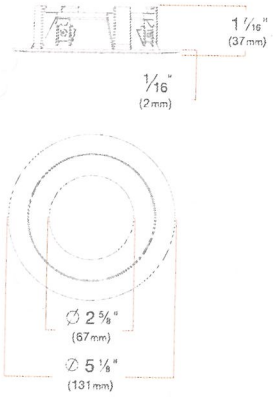
OneFrame & DRD2X

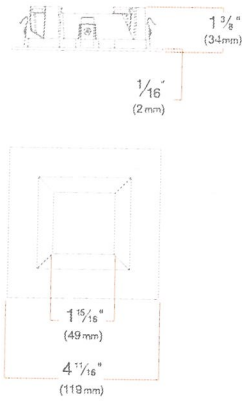
Apex Series Recessed LED Downlight
General New Construction
DRDHNJD Deep Junction Box

TRIM DIMENSIONS

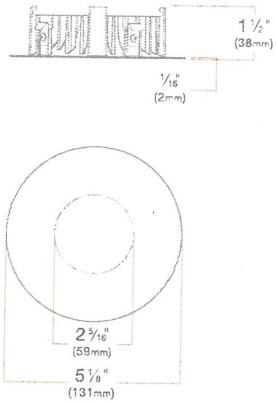
DRD2TRJDS
OneFrame
Round Trim



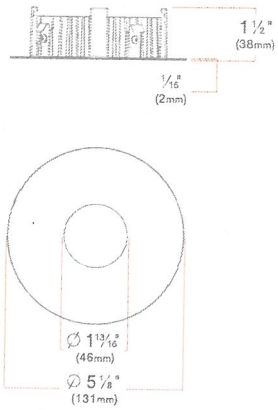
DRD2TSJDS
OneFrame
Square Trim



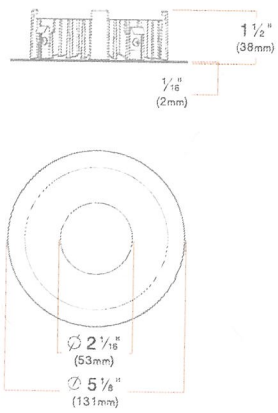
DRD2TRJDH
OneFrame
Hyperbolic Trim



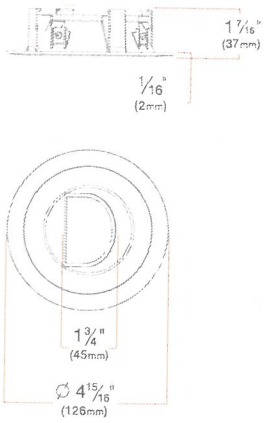
DRD2TRJDP
OneFrame
Pinhole Trim



DRD2TRJDB
OneFrame
Beveled Pinhole Trim



DRD2TRJDW
OneFrame
Wall Wash Trim



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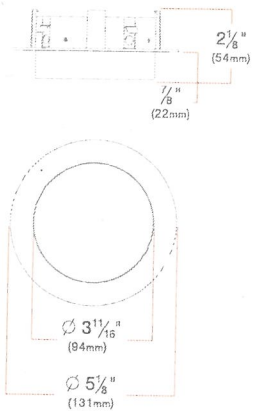
OneFrame & DRD2X

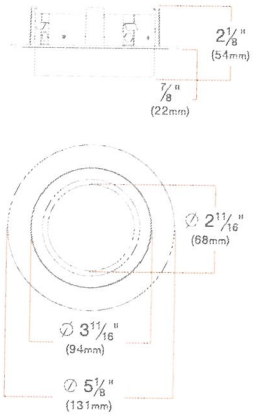
Apex Series Recessed LED Downlight
General New Construction
DRDHNJD Deep Junction Box

TRIM DIMENSIONS

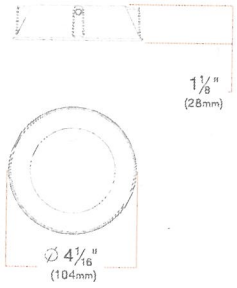
DRD2TRJDSxxDCC/F
OneFrame Closed
Clear/Frosted Decorative Trim



DRD2TRJDSxxDOF
OneFrame Open
Frosted Decorative Trim



DRD2TRJDxxxFL
OneFrame
Flangeless Trim



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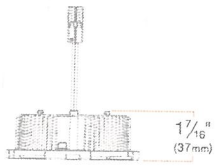
OneFrame & DRD2X

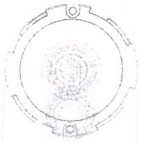
Apex Series Recessed LED Downlight

General New Construction
DRDHNJD Deep Junction Box

LIGHT ENGINE OVERVIEW

DRD2X
Apex Series
LED Module





	DRD2X06	DRD2X07
Total Module Lumen Output (lm)	600	750
Total Rated Power (W)	10.0	12.5
Efficacy (lm/W)	60	60
Color Rendering Index	90+	
CCT Options	2700K, 3000K, 3500K, 4000K	
Optics	Spot, Narrow Flood, Flood	
Binning	2-step SDCM	
Lifetime (L70)	50,000 hours	
Max Ambient Operating Temperature	40°C	
Input Voltage (V)	120/277V, 50/60Hz	
Input Current at 120V (Max)	0.090	0.107
Input Current at 277V (Max)	0.042	0.050
Power Factor	>0.9	
Total Harmonic Distortion	<20%	
Dimming	100% - 5%	

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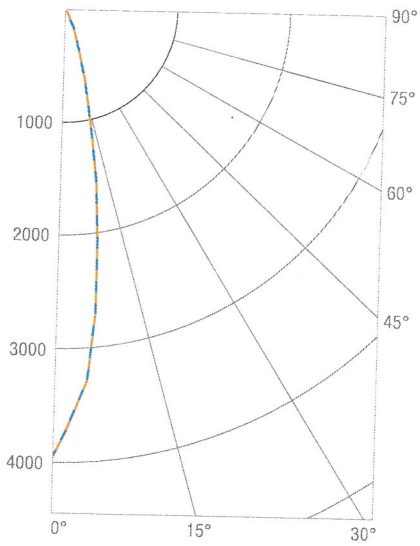
OneFrame & DRD2X

Apex Series Recessed LED Downlight
General New Construction
DRDHNJD Deep Junction Box

PHOTOMETRICS

Light Engine: **DRD2X07930SPWH** (DRD2X Apex Module, 750 lm, 90 CRI, 3000K, Spot, White)
Trim: **DRD2TRJDSWH** (DRD2 Trim, Deep Junction Box, Smooth, White)



cd —— C0 - C180 — — C90 - C270 734 lm

Luminous Intensity

Gamma	C 0
0.0	3949
5.0	3303
10.0	1934
15.0	877
20.0	387
25.0	183
30.0	111
35.0	79
40.0	56
45.0	37
50.0	21
55.0	11
60.0	7
65.0	3
70.0	3
75.0	3
80.0	1
85.0	1
90.0	0

Values in candela

Zonal Lumen Summary

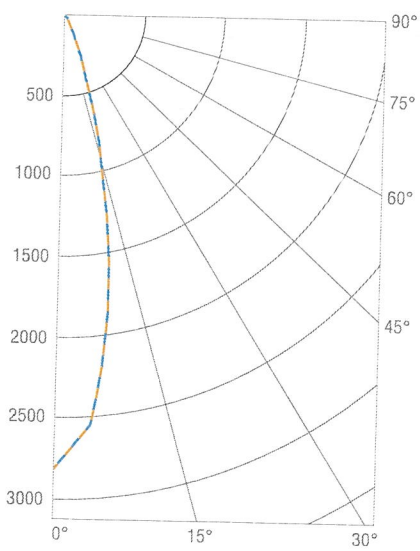
Zone	Lumens	Luminaire %
0-30	640	87
0-40	689	94
0-60	728	99
0-90	734	100
0-180	734	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	439	1.0'
6.0'	110	2.1'
9.0'	49	3.1'
12.0'	27	4.1'

Beam Angle: 20°

Light Engine: **DRD2X07930NFWH** (DRD2X Apex Module, 750 lm, 90 CRI, 3000K, Narrow Flood, White)
Trim: **DRD2TRJDSWH** (DRD2 Trim, Deep Junction Box, Smooth, White)



cd —— C0 - C180 — — C90 - C270 738 lm

Luminous Intensity

Gamma	C 0
0.0	2827
5.0	2575
10.0	1845
15.0	1032
20.0	499
25.0	213
30.0	119
35.0	76
40.0	53
45.0	38
50.0	24
55.0	15
60.0	7
65.0	5
70.0	4
75.0	3
80.0	1
85.0	1
90.0	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	636	86
0-40	687	93
0-60	729	99
0-90	738	100
0-180	738	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	314	1.4'
6.0'	79	2.7'
9.0'	35	4.1'
12.0'	20	5.4'

Beam Angle: 26°

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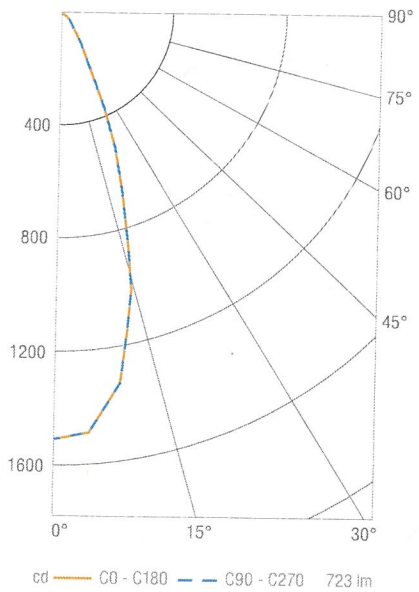
OneFrame & DRD2X

Apex Series Recessed LED Downlight
General New Construction
DRDHNJD Deep Junction Box

PHOTOMETRICS

Light Engine: **DRD2X07930FLWH** (DRD2X Apex Module, 750 lm, 90 CRI, 3000K, Flood, White)
Trim: **DRD2TRJDSWH** (DRD2 Trim, Deep Junction Box, Smooth, White)



Luminous Intensity

Gamma	C 0
0.0	1514
5.0	1495
10.0	1336
15.0	1010
20.0	634
25.0	347
30.0	183
35.0	102
40.0	62
45.0	38
50.0	21
55.0	11
60.0	6
65.0	5
70.0	3
75.0	2
80.0	2
85.0	1
90.0	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	599	83
0-40	673	93
0-60	715	99
0-90	723	100
0-180	723	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	168	2.1'
6.0'	42	4.1'
9.0'	19	6.2'
12.0'	11	8.2'

Beam Angle: 38°

Light Engine: **DRD2X06930** (DRD2X Apex Module, 600 lm, 90 CRI, 3000K)

Lumen Scaling

DRD2X06 (600 lm)	DRD2X07 (750 lm)
0.80	1.00

Light Engine: **DRD2X07927, DRD2X07935, DRD2X07940**

CCT Scaling

DRD2X07927 (2700K)	DRD2X07930 (3000K)	DRD2X07935 (3500K)	DRD2X07940 (4000K)
0.93	1.00	1.00	1.07

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DIMMER COMPATIBILITY

Recommended Phase-control Dimmers (Dims down to 5% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2X06	Max Load DRD2X07
Control 4	Control 4	C4-APD120	10	9
Cooper	Decorator	DLC03P, DAL06P	25	20
Legrand	Adorne	ADTP703TU	35	30
Lutron	Caseta	PD-6WCL	12	10
	CL Series	AYCL-153, CTCL-153, DVCL-153, LGCL-513, SCL-153, TGCL-513	12	10
	CL Series	AYCL-253, DVCL-253	20	15
	Grafik Eye 3000	QSGR-3P	30	25
	Grafik Sys / Homeworks	RPM-4A	25	20
	Grafik Sys / Homeworks	RPM-4U	30	25
	Maestro CL	MACL-153M, MSCL-OP153M, MSCL-VP153M	12	10
	Maestro Wireless	MRF2-6ELV, MRF2-6CL	12	10
	Radio RA	RRD-6NA, RRD-6CL, RRD-6D	12	10

Compatible Phase-control Dimmers[1] (Dims down to 20% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2X06	Max Load DRD2X07
Cooper	Slide	SLC03P, SAL06P	25	20
Legrand	Harmony	H703PTU, HCL453P	30	25
Leviton	IllumaTech Slide	IPE04	25	20
	SureSlide	6621, 6674	10	10
Lutron	Diva	DV-600	12	10
	Maestro	MA-600	12	9
	Maestro ELV	MAELV-600, MSCELV-600	35	30
	Maestro Wireless	MRF2-6ND	12	10
	Power Booster	PHPM-PA, PHPM-WBX	25	20
	Sunrise	SR400RPC120, ZP260QEW	20	15
Watt Stopper	Digital Light Management	LMRC-221	160	150
	Dimming Sensor	PW-100D	14	12

[1] *Dimmer compatibility reflects performance compatibility only. Please reference your local codes for application.*

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0-10V DIMMER COMPATIBILITY

Recommended 0-10V Dimmers (Dims down to 1% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2X06	Max Load DRD2X07
Legrand	Titan	CD4FB	80	65
Leviton	IllumaTech	IP710-DLZ	40	30
Lithonia	Synergy	ISD BC	35	30
Lutron	Diva	DVTV	60	50
	Nova	NFTV	60	50
	Nova	NTSTV-DV	60	50
	PowPak	RMJ-5T-DV	60	50

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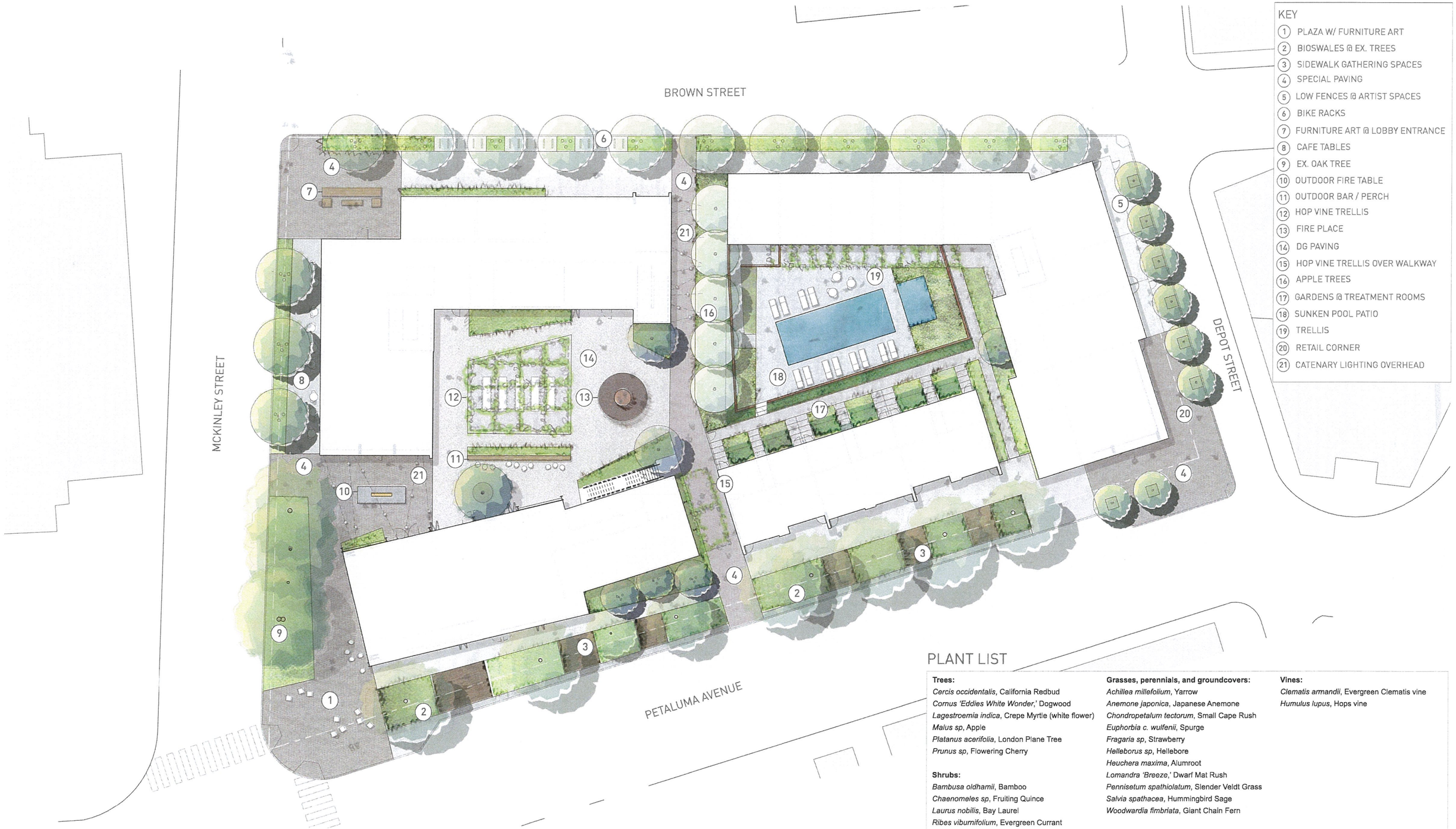


PLANT LIST

Trees:
Cercis occidentalis, California Redbud
Cornus 'Eddies White Wonder,' Dogwood
Lagestroemia indica, Crepe Myrtle (white flower)
Malus sp, Apple
Platanus acerifolia, London Plane Tree
Prunus sp, Flowering Cherry

Shrubs:
Bambusa oldhamii, Bamboo
Chaenomeles sp, Fruiting Quince
Laurus nobilis, Bay Laurel
Ribes viburnifolium, Evergreen Currant

Grasses, perennials, and groundcovers:
Achillea millefolium, Yarrow
Anemone japonica, Japanese Anemone
Chondropetalum tectorum, Small Cape Rush
Euphorbia c. wulfenii, Spurge
Fragaria sp, Strawberry
Helleborus sp, Hellebore
Heuchera maxima, Alumroot
Lomandra 'Breeze,' Dwarf Mat Rush
Pennisetum spathiolatum, Slender Veldt Grass
Salvia spathacea, Hummingbird Sage
Woodwardia fimbriata, Giant Chain Fern

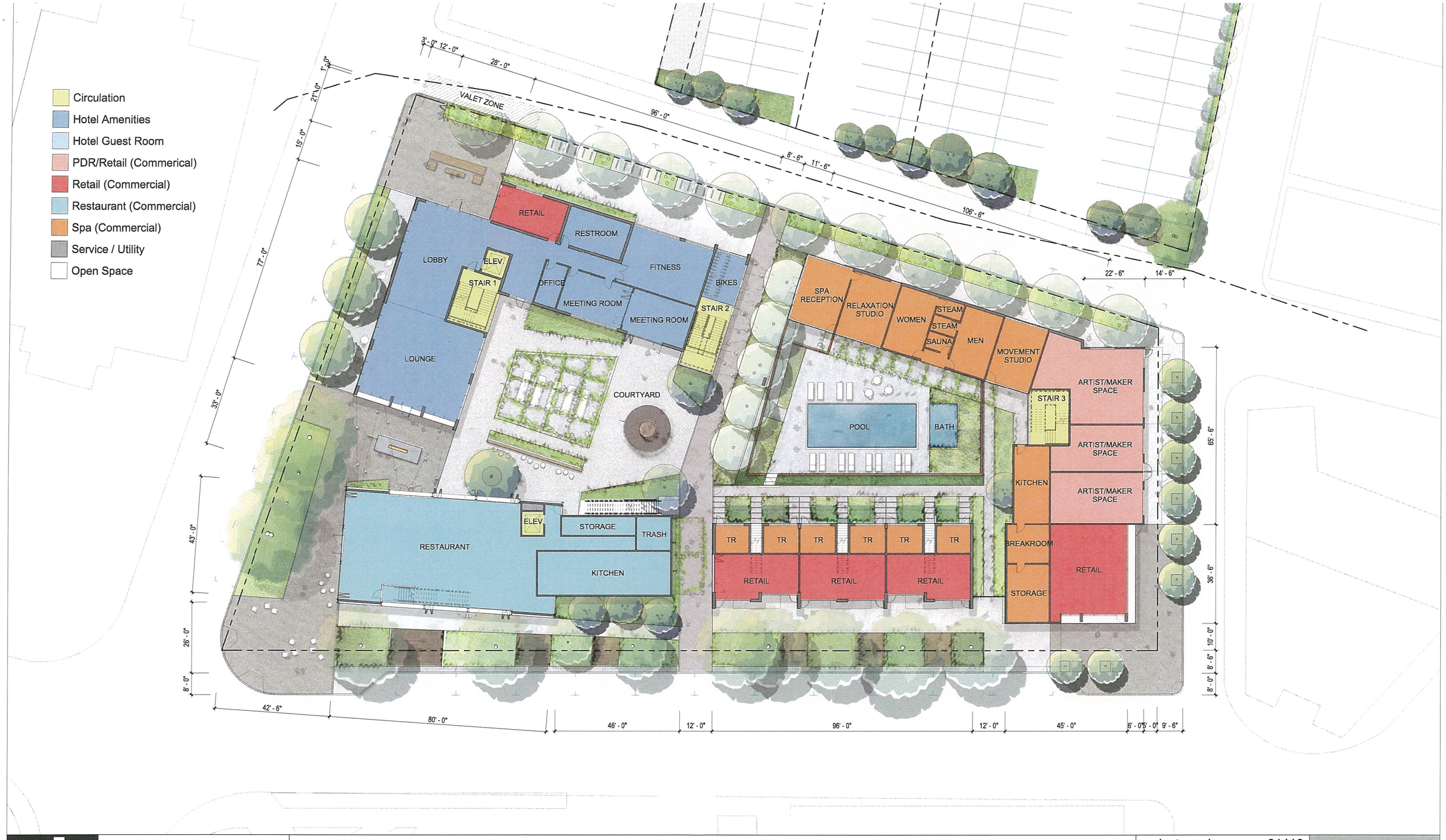
Vines:
Clematis armandii, Evergreen Clematis vine
Humulus lupus, Hops vine

ANDREA COCHRAN
LANDSCAPE ARCHITECTURE
2325 Third Street #210
San Francisco CA 94107
415 503 0060

LANDSCAPE PLAN - L.00

N

PLANNING COMMISSION
JUNE 23, 2016
1"=16' @ 34X22" PLOT
0' 8' 16' 24'



david baker architects
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461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

Floor Plan - Level 1
Sebastopol Hotel

project number	21416
scale	1/16":1'-0". (HALF-SIZED: 1/32":1'-0")
date	2016-10-14
drawn by	BRJ

A.11

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dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

Floor Plan - Level 2
Sebastopol Hotel

project number	21416
scale	1/16":1'-0". (HALF-SIZED: 1/32":1'-0")
date	2016-10-14
drawn by	BRJ

A.12

BROWN STREET

DEPOT STREET

david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

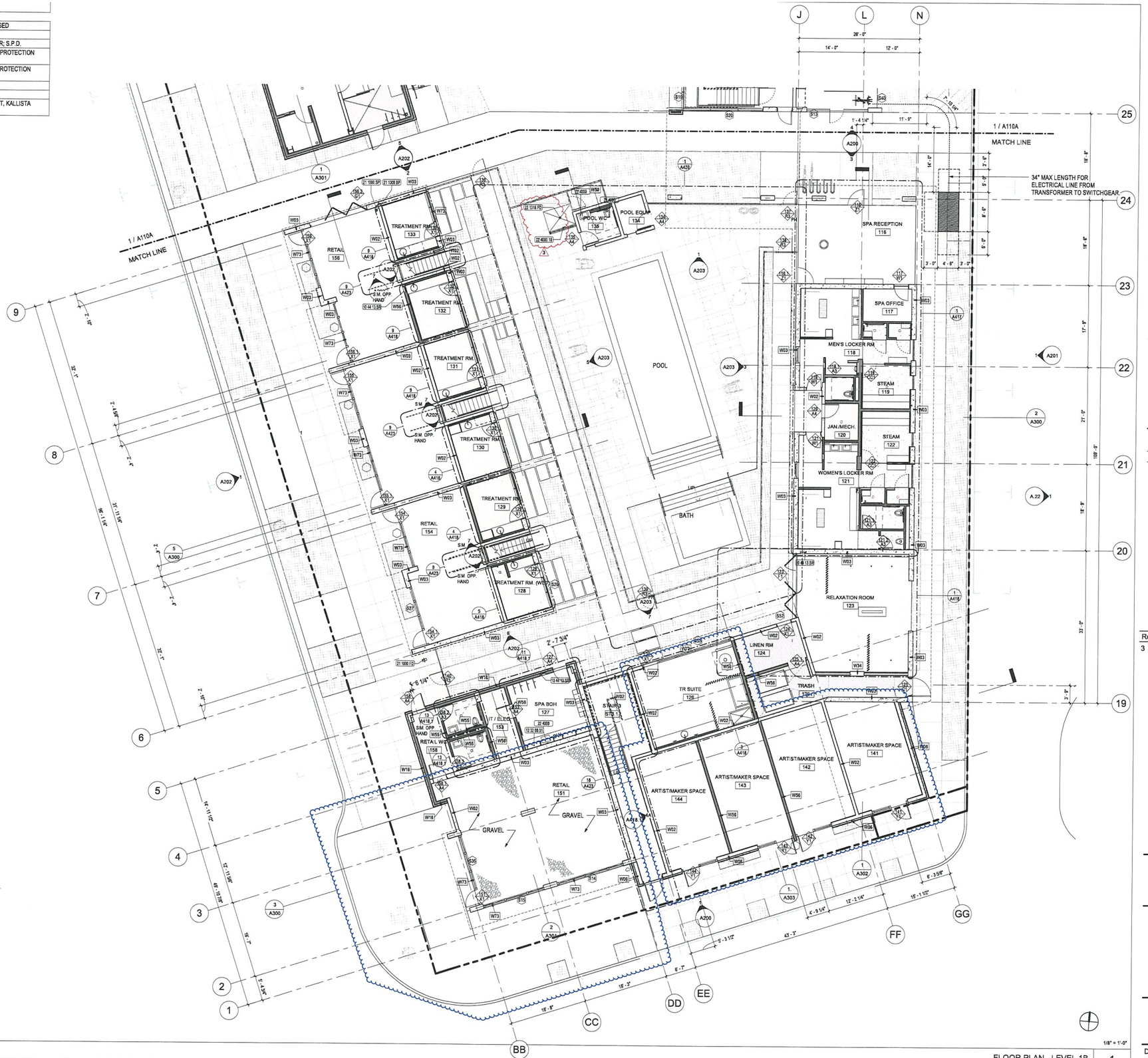
Street Elevations - Brown Street & Depot Street
Sebastopol Hotel

project number	21416
scale	1/16":1'-0". (HALF-SIZED: 1/32":1'-0")
date	2016-10-14
drawn by	BRJ

A.21

KEYNOTE LEGEND

10 44 13.SR	FIRE EXTINGUISHER CABINET, SEMI-RECESSED
12 32 00.01	CASEWORK:
21 1000.BP	FIRE-SUPPRESSION BACK-FLOW PREVENTER; S.P.D.
21 1000.FD	FIRE DEPARTMENT CONNECTION; SEE FIRE PROTECTION DRAWINGS
21 1000.SP	FIRE-SUPPRESSION STANDPIPE; SEE FIRE PROTECTION DRAWINGS
22 1316.FD	FLOOR DRAIN/AREA DRAIN; S.P.D.
22 4000	PLUMBING FIXTURES
22 4000.10	HOTEL ROOM: HANDSHOWER WALL BRACKET, KALLISTA P24453-00-AG



FLOOR PLAN - LEVEL 1B | 1

Hotel Sebastopol

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

CONSULTANT LOGO

License Stamp

Issuances	
Description	Date
100% SD Set	09-11-2017
50% DD Set	11-06-2017
100% DD Set	01-17-2018
30% CD Set	03-15-2018
CD Coordination Set	05-31-2018
70% CD Permit Set	07-24-2018
Progress Print Set	11-27-2018
Permit Set	04-15-2019

Revisions		
Rev.	Description	Date
3	BLDG DEPT - PLAN CHECK COMMENTS	2018-12-17

Set Title

Permit Set

Drawing Title

FLOOR PLAN - LEVEL 1B

Sheet No.

A110B

Date	2019-04-15
Project No.	21416

KEYNOTE LEGEND	
07 95 13.WC	WALL EXPANSION JOINT COVER
10 44 13.SR	FIRE EXTINGUISHER CABINET, SEMI-RECESSED
22 1316.RD	ROOF DRAIN AND OVERFLOW DRAIN; S.P.D.
27 00 00.TC	TWO-WAY COMMUNICATION SYSTEM; S.E.D.

1/8" = 1'-0"

FLOOR PLAN - LEVEL 2A | 1

Hotel Sebastopol

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License Stamp

Issuances	
Description	Date
100% SD Set	09-11-2017
50% DD Set	11-06-2017
100% DD Set	01-17-2018
30% CD Set	03-15-2018
CD Coordination Set	05-31-2018
70% CD Permit Set	07-24-2018
Progress Print Set	11-27-2018
Permit Set	04-15-2019

Revisions		
Rev.	Description	Date
4	POST-SUBMISSION DESIGN CHANGES	2018-12-17

Set Title

Permit Set

Drawing Title

FLOOR PLAN - LEVEL 2A

Sheet No.

A120A

Date	2019-04-15
Project No.	21416

KEYNOTE LEGEND

07 95 13.WC	WALL EXPANSION JOINT COVER
10 44 13.SR	FIRE EXTINGUISHER CABINET, SEMI-RECESSED

1/8" = 1'-0"

FLOOR PLAN - LEVEL 2B | 1

Hotel Sebastopol

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License Stamp

Issuances

Description	Date
100% SD Set	09-11-2017
50% DD Set	11-06-2017
100% DD Set	01-17-2018
30% CD Set	03-15-2018
CD Coordination Set	05-31-2018
70% CD Permit Set	07-24-2018
Progress Print Set	11-27-2018
Permit Set	04-15-2019

Revisions

Rev.	Description	Date

Set Title

Permit Set

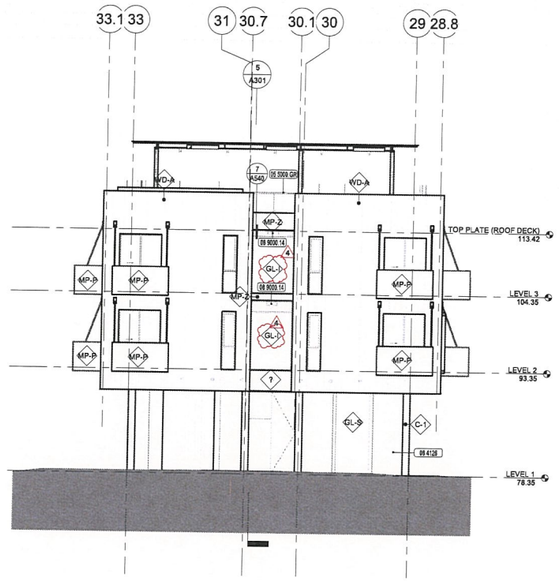
Drawing Title

FLOOR PLAN - LEVEL 2B

Sheet No.

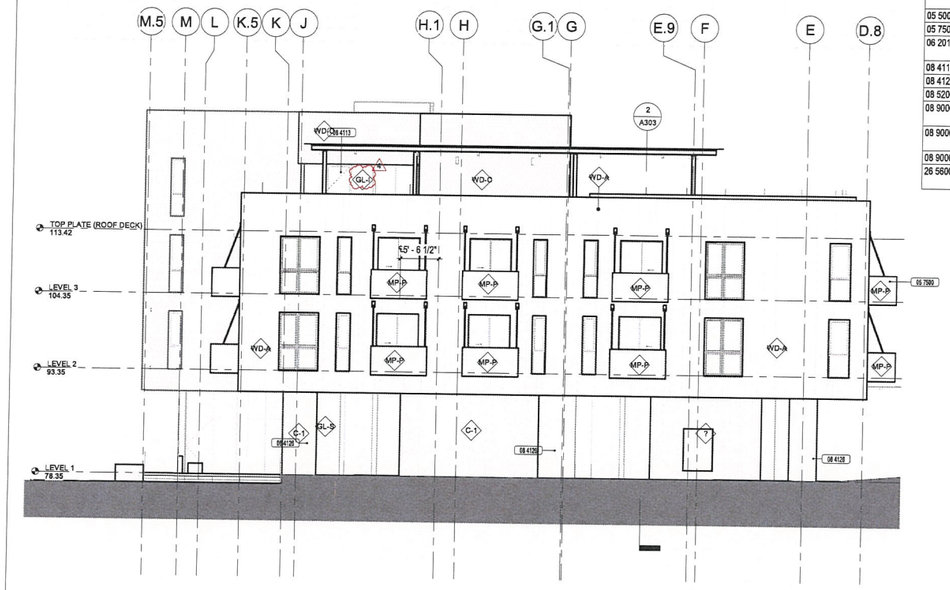
A120B

Date	2019-04-15
Project No.	21416



1/8" = 1'-0"

COURTYARD ELEVATION 1 | 5

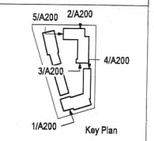


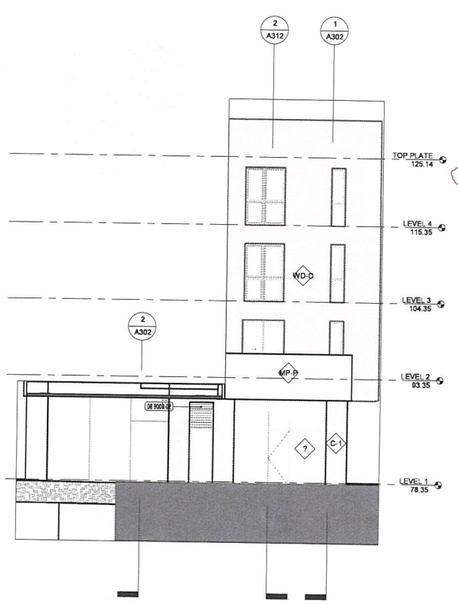
1/8" = 1'-0"

MCKINLEY ELEVATION | 2

KEYNOTE LEGEND

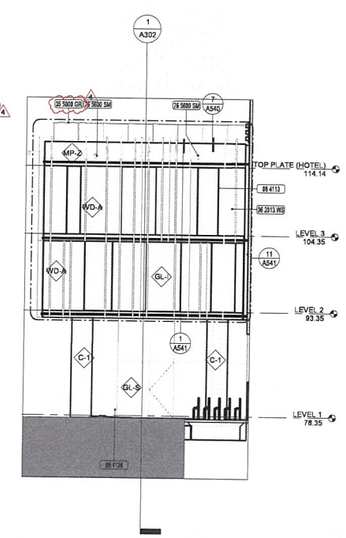
05 1213	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FRAMING
05 5000.GR	GUARDRAIL
05 7500	WEATHERED STEEL CANOPY
06 2013.WS	BRISE SOLEIL: HORIZONTAL WOOD SLATS WITH STEEL SUPPORTS
08 4113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08 4126	ALL-GLASS ENTRANCES AND STOREFRONTS
08 5200	WOOD STOREFRONT
08 9000.02	EXTERIOR WALL LOUVER, PAINTED, 12" X 12" (1 SF MIN.), S.M.D.
08 9000.05	EXTERIOR WALL LOUVER, PAINTED, 18" X 8" (1 SF MIN.), S.M.D.
08 9000.14	EXTERIOR WALL LOUVER, PAINTED, 18" X 6", S.M.D.
26 5600.SM	EXTERIOR SURFACE-MOUNTED LIGHTING FIXTURE, S.E.D.





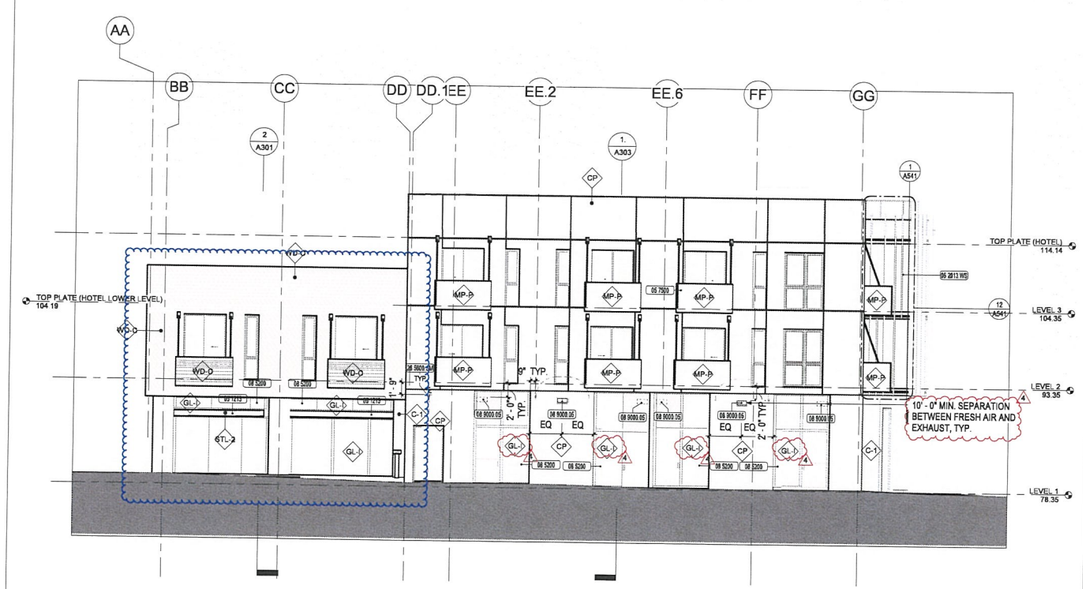
1/8" = 1'-0"

MIDBLOCK PASSAGE ELEVATION NORTHEAST | 4



1/8" = 1'-0"

MIDBLOCK PASSAGE ELEVATION SOUTHEAST | 3



1/8" = 1'-0"

DEPOT ELEVATION | 1

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Issuances

Description	Date
100% SD Set	09-11-2017
50% DD Set	11-06-2017
100% DD Set	01-17-2018
30% CD Set	03-15-2018
CD Coordination Set	05-31-2018
70% CD Permit Set	07-24-2018
Progress Print Set	11-27-2018
Permit Set	04-15-2019

Revisions

Rev.	Description	Date
4	POST-SUBMISSION DESIGN CHANGES	2018-12-17

Set Title

Permit Set

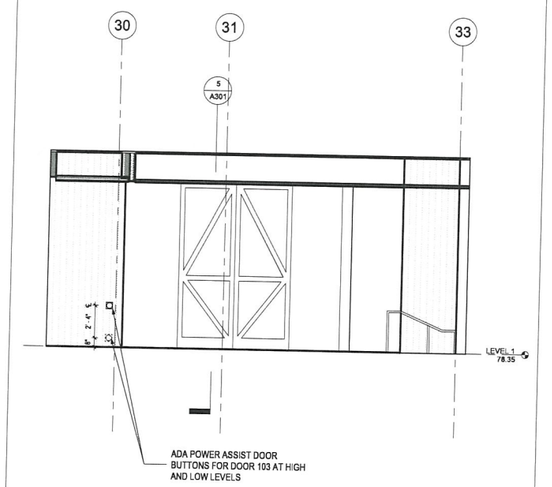
Drawing Title

EXTERIOR ELEVATION

Sheet No.

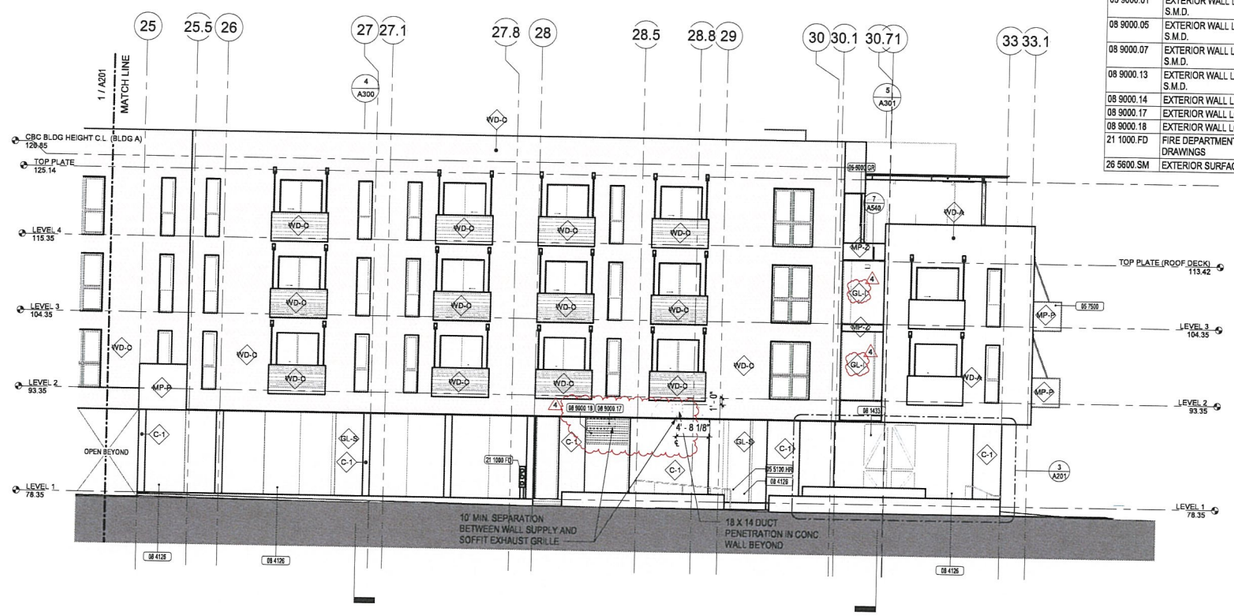
A200

Date	2019-04-15
Project No.	21416



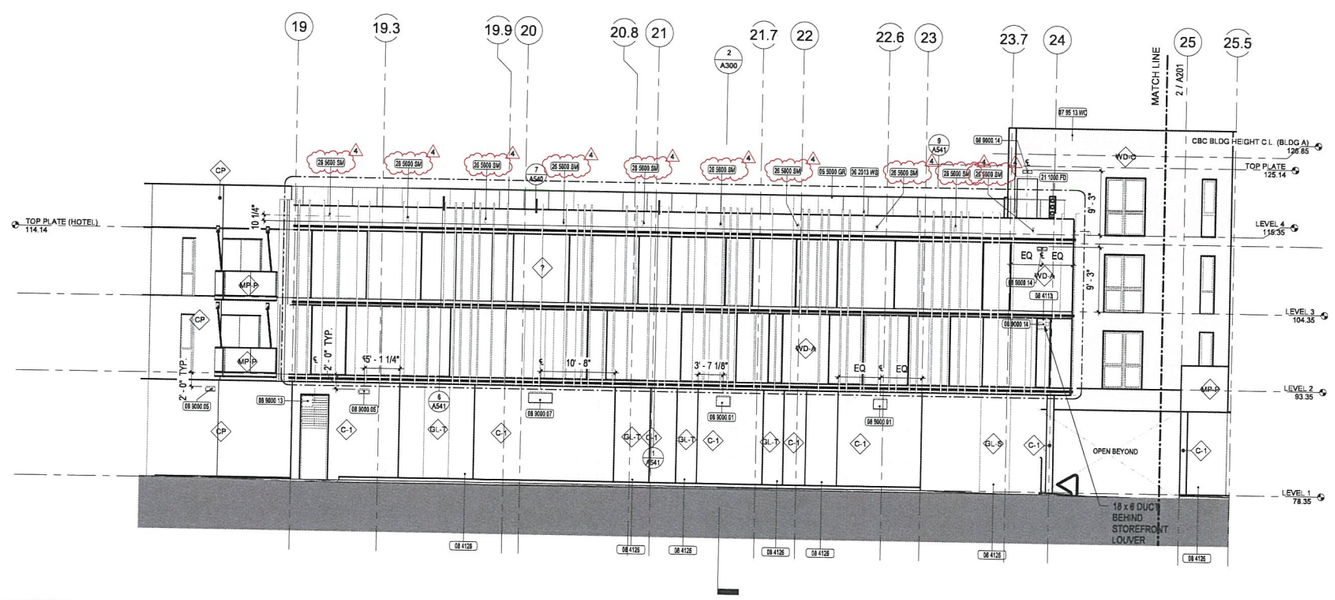
1/4" = 1'-0"

LOBBY EAST ELEVATION | 3



1/8" = 1'-0"

BROWN ELEVATION NORTH | 2

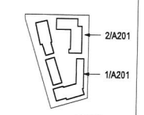


1/8" = 1'-0"

BROWN ELEVATION SOUTH | 1

KEYNOTE LEGEND

05 5000.GR	GUARDRAIL
05 5100.HR	HANDRAIL
05 7500	WEATHERED STEEL CANOPY
06 2013.WS	BRISE SOLEIL: HORIZONTAL WOOD SLATS WITH STEEL SUPPORTS
07 95 13.WC	WALL EXPANSION JOINT COVER
08 1433	STILE AND RAIL WOOD DOORS
08 4113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08 4126	ALL-GLASS ENTRANCES AND STOREFRONTS
08 9000.01	EXTERIOR WALL LOUVER, PAINTED, 24" X 18" (3 SF MIN.), S.M.D.
08 9000.05	EXTERIOR WALL LOUVER, PAINTED, 18" X 8" (1 SF MIN.), S.M.D.
08 9000.07	EXTERIOR WALL LOUVER, PAINTED, 42" X 18" (5 SF MIN.), S.M.D.
08 9000.13	EXTERIOR WALL LOUVER, PAINTED, 18" X 18" (1.5 SF MIN.), S.M.D.
08 9000.14	EXTERIOR WALL LOUVER, PAINTED, 18" X 6", S.M.D.
08 9000.17	EXTERIOR WALL LOUVER, PAINTED, 48" X 16", S.M.D.
08 9000.18	EXTERIOR WALL LOUVER, PAINTED, 36" X 18", S.M.D.
21 1000.FD	FIRE DEPARTMENT CONNECTION; SEE FIRE PROTECTION DRAWINGS
26 5600.SM	EXTERIOR SURFACE-MOUNTED LIGHTING FIXTURE, S.E.D.



Key Plan

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Issuances	
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Revisions		
Rev.	Description	Date
4	POST-SUBMISSION DESIGN CHANGES	2018-12-17

Set Title

Permit Set

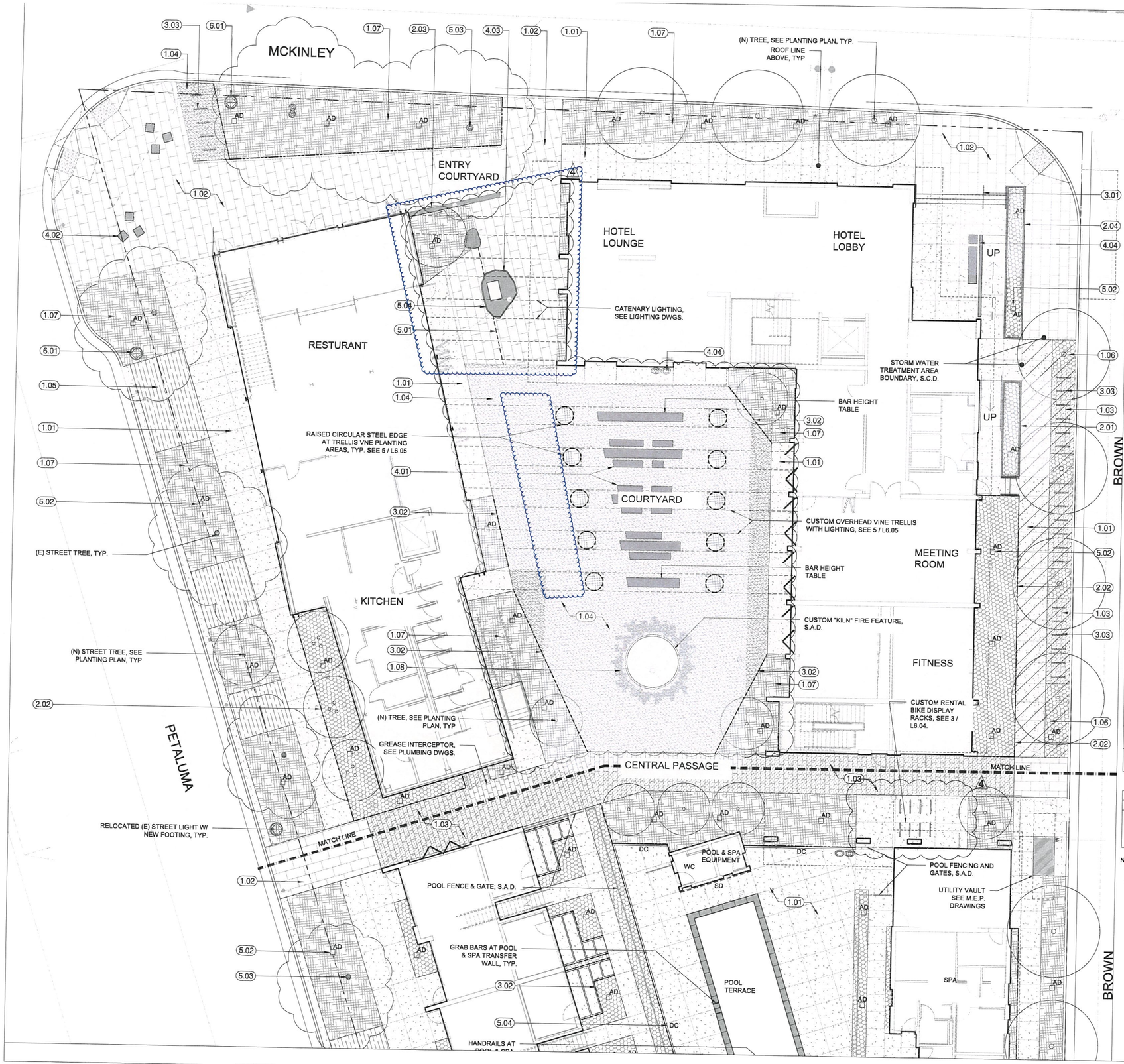
Drawing Title

EXTERIOR ELEVATION

Sheet No.

A201

Date	2019-04-15
Project No.	21416



MATERIALS LEGEND

1.00 PAVING			
KEY	SYMBOL	ITEM	DETAIL
1.01		INTEGRAL COLOR CONCRETE PAVING W/ SAW CUT JOINTS	1 / L6.01
1.02		SAND SET CONCRETE UNIT PAVERS W/ STEEL RETENTION ANGLE	10 / L6.01
1.03		PERMEABLE CONCRETE UNIT PAVER W/ STEEL RETENTION ANGLE	7 / L6.01
1.04		PERMEABLE STABILIZED AGGREGATE PAVING	4 / L6.01
1.05		WOOD DECK "PARKLET"	4 / L6.05
1.06		DECORATIVE GRAVEL MULCH	SEE SPECS
1.07		WOOD MULCH	SEE SPECS
1.08		PERMEABLE BLACK LOCUST PAVERS WITH GRAVEL FILLED JOINTS	6 / L6.01
1.09		PERMEABLE PARKING LOT PAVING	S.C.D.

2.00 WALLS			
KEY	SYMBOL	ITEM	DETAIL
2.01		RAISED CONCRETE PLANTER	1 / L6.03
2.02		CORTEN STEEL PLANTER WALL / RETENTION EDGE	6, 7 / L6.03
2.03		CONCRETE SEAT WALL	7 - 9 / L6.04
2.04		CONCRETE SIGN WALL	8 / L6.03

3.00 METALS			
KEY	SYMBOL	ITEM	DETAIL
3.01		HANDRAILS	2 - 4 / L6.03
3.02		LANDSCAPE STEEL EDGING	5 / L6.01
3.03		BIKE RACK	1, 2 / L6.04

4.00 SITE FURNISHINGS			
KEY	SYMBOL	ITEM	DETAIL
4.01		CUSTOM COMMUNAL TABLE AND BENCHES	5, 6 / L6.04
4.02		CUSTOM WOOD BENCH	4 / L6.04
4.03		CUSTOM WATER FEATURE	1,2 / L6.05
4.04		LITER / RECYCLING RECEPTACLES	3 / L6.05

500 MISCELLANEOUS			
KEY	SYMBOL	ITEM	DETAIL
5.01	SD	SLOT DRAIN	6 -8 / L6.02
5.02	AD	AREA DRAIN	4 / L6.02
5.03		EXISTING TREE TO REMAIN AND BE PROTECTED	L0.02
5.04	DC	PEBBLE FILLED DRAINAGE CHANNEL	9, 10 / L6.02

600 LIGHITNG			
KEY	SYMBOL	ITEM	DETAIL
6.01		RELOCATED STREET LIGHT W/ NEW FOOTING	11 / L6.02 FOR PLANTING AREAS S.C.D FOR PAVED CONDITIONS

NOTES:
1. SEE LIGHTING DRAWINGS FOR PROPOSED FIXTURES AND LOCATIONS
2. MOVEABLE OUTDOOR FURNITURE - N.I.C.

Level 1A | 1

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Issues / Revisions

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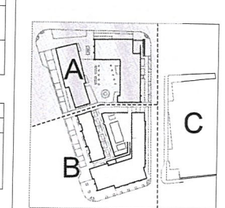
Revisions

Rev.	Description	Date
1	Post-Submission Design Changes	12-17-2018



Set Title

Permit Set

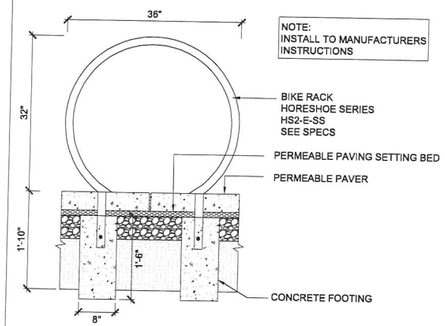
Drawing Title

LANDSCAPE MATERIALS PLAN LEVEL 1A

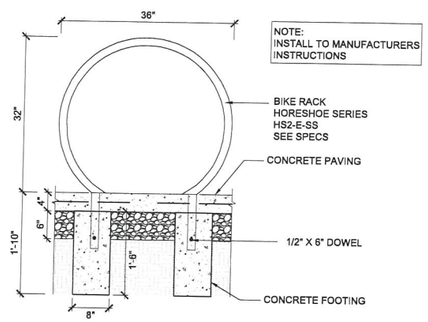
Sheet No.

L1.01

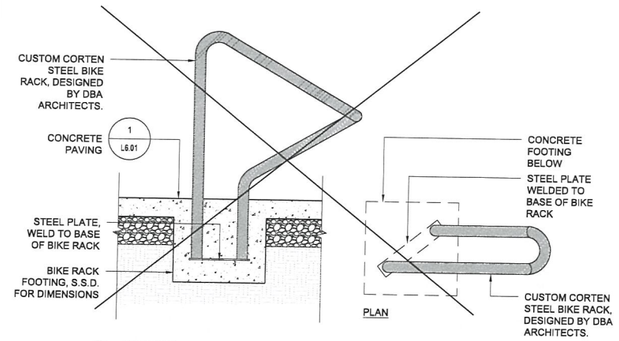
Scale 1/8" = 1'-0"



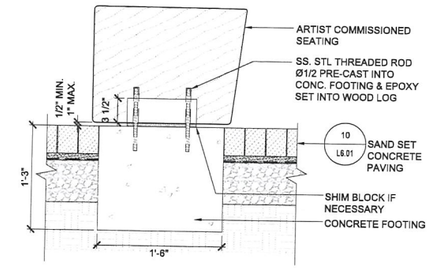
1 BICYCLE PARKING (AT PERMEABLE PAVING) SCALE: 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL SECTION



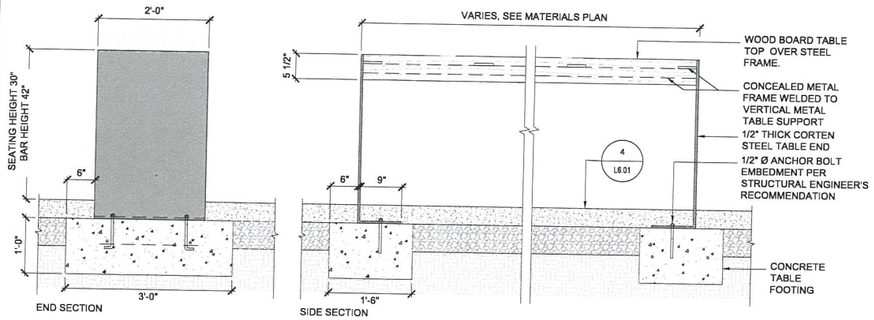
2 BICYCLE PARKING PEDESTRIAN CONCRETE PAVING SCALE: 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL SECTION



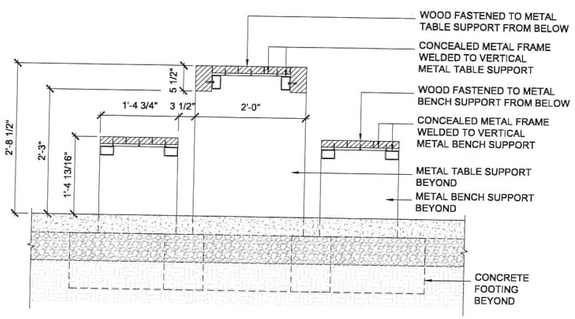
3 CUSTOM CORTEN BIKE RACK (NOT USED) SCALE: 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL SECTION



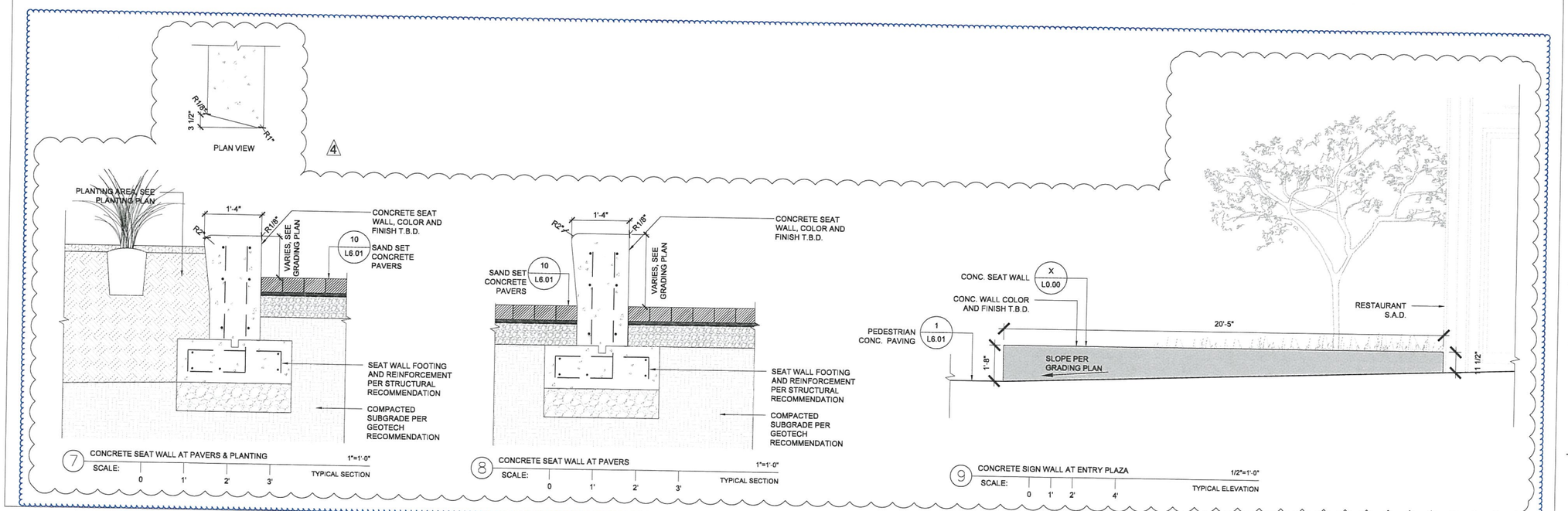
4 CUSTOM WOOD BENCH BASES 1-1/2"=1'-0"
SCALE: 0 6" 1' 2' TYPICAL SECTION



5 CUSTOM WOOD AND STEEL TABLE
SCALE: 0 1' 2' 3' TYPICAL SECTION



6 SECTION THROUGH CUSTOM TABLE & BENCHES
SCALE: 0 1' 2' 3' TYPICAL SECTION



7 CONCRETE SEAT WALL AT PAVERS & PLANTING 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL SECTION

8 CONCRETE SEAT WALL AT PAVERS 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL SECTION

9 CONCRETE SIGN WALL AT ENTRY PLAZA 1/2"=1'-0"
SCALE: 0 1' 2' 4' TYPICAL ELEVATION

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Issues / Revisions

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Revisions

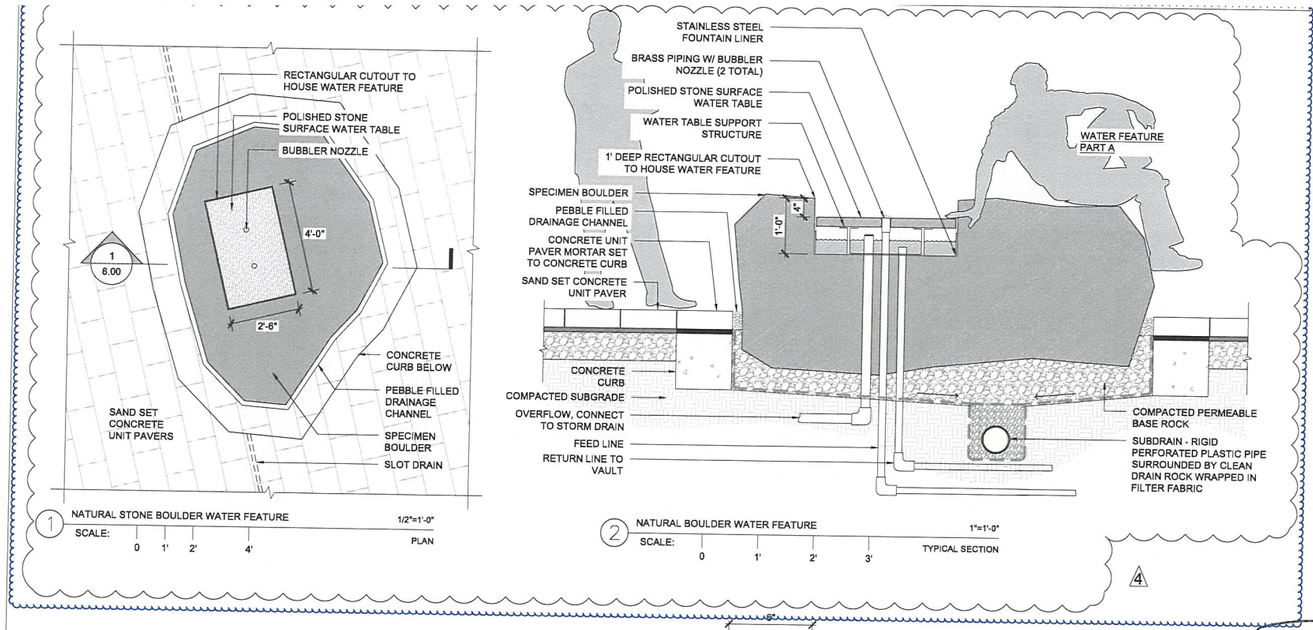
Rev.	Description	Date
4	Post-Submission Design Changes	12-17-2018

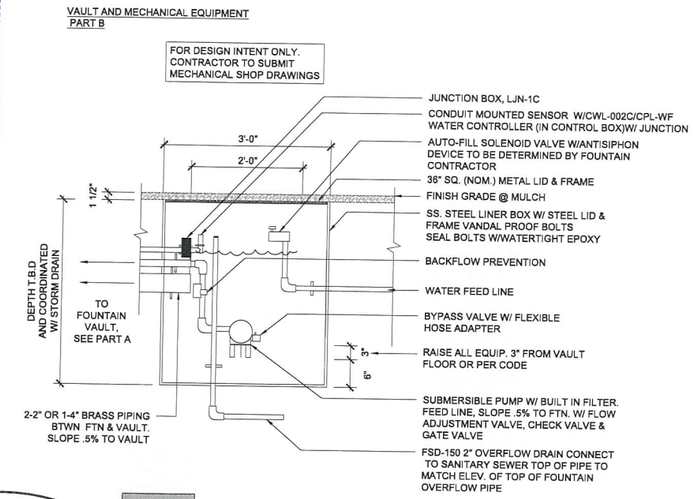
Set Title
Permit Set

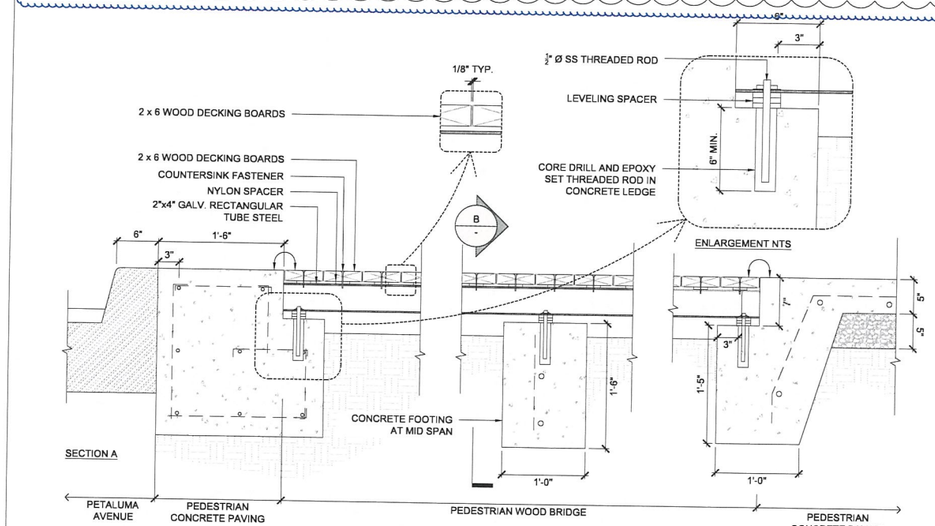
Drawing Title
LANDSCAPE CONSTRUCTION DETAILS - SITE FURNISHINGS

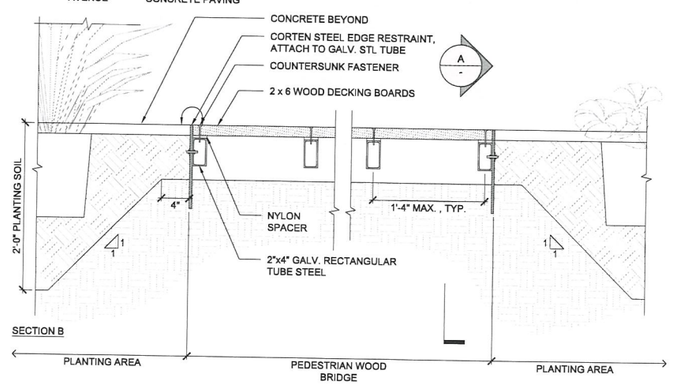
Sheet No.
L6.04

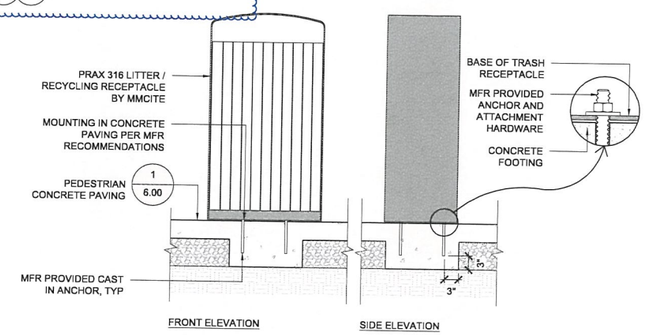
Scale

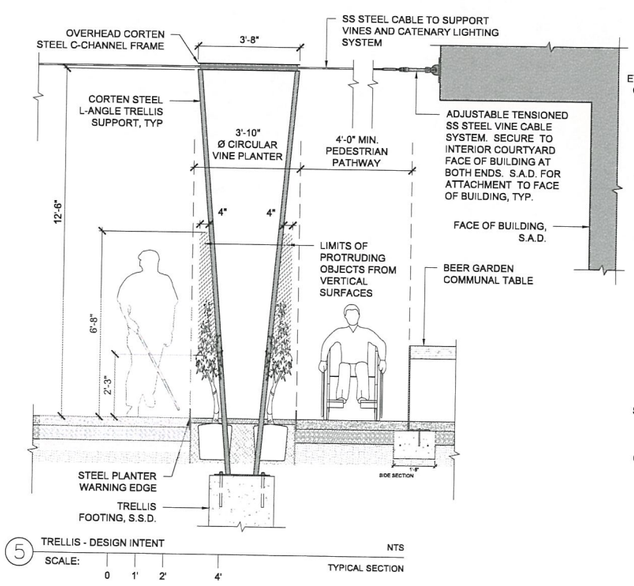


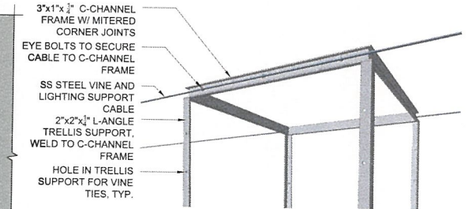




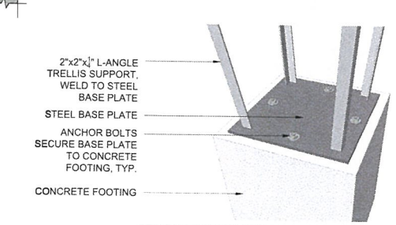








3D VIEW OF C-CHANNEL TRELLIS FRAME AND SUPPORTS: N.T.S.



3D VIEW OF TRELLIS SUPPORTS AND FOOTING: N.T.S.

PROJECT STRUCTURAL ENGINEER TO REVIEW ALL TRELLIS MEMBER DIMENSIONS, MATERIALS AND ATTACHMENT METHODS IN ADDITION TO DEPTH AND DIMENSIONS OF CONCRETE FOOTING

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Revisions

Rev.	Description	Date
4	Post-Submission Design Changes	12-17-2018

Set Title

Permit Set

Drawing Title

LANDSCAPE CONSTRUCTION DETAILS - SITE FURNISHINGS

Sheet No.

L6.05

Scale

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SEBASTOPOL HOTEL

SEBASTOPOL, CALIFORNIA

01/17/18	100% DD SET
03/15/18	35% CD SET
05/31/18	75% CD SET
07/24/18	75% CD PERMIT SET
12/17/18	PROGRESS SET
04/15/19	PERMIT SET

Floor	
Drawn	ZW
Checked	JV
Scale	1/8" = 1'-0"

Level 1A
Lighting Plan

LP2.0A

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SEBASTOPOL, CALIFORNIA

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05/31/18	75% CD SET
07/24/18	70% CD PERMIT SET
12/11/18	PROGRESS SET
04/15/19	PERMIT SET

Floor	
Drawn	ZW
Checked	JV
Scale	1/8" = 1'-0"

Level 1B
Lighting Plan

LP2.0B

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SEBASTOPOL HOTEL

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01/17/18	100% DD SET
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05/31/18	75% CD SET
07/24/18	75% CD PERMIT SET
12/17/18	PROGRESS SET
04/15/19	PERMIT SET

Floor	
Drawn	ZW
Checked	JV
Scale	1/8" = 1'-0"

Level 2A Lighting Plan

LP3.0A